

CITY OF INDUSTRY

CITY COUNCIL REGULAR MEETING AGENDA

SEPTEMBER 26, 2019
9:00 AM



Mayor Cory C. Moss
Mayor Pro Tem Cathy Marcucci
Council Member Abraham Cruz
Council Member Mark D. Radecki
Council Member Newell Ruggles

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California 91744

Addressing the City Council:

- ▶ **Agenda Items:** Members of the public may address the City Council on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the City Council is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the City Council.
- ▶ **Public Comments (Non-Agenda Items):** Anyone wishing to address the City Council on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the City Council from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the City Council is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the City Council.

Americans with Disabilities Act:

- ▶ In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

Agendas and other writings:

- ▶ In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

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1. Call to Order
 2. Flag Salute
 3. Roll Call
 4. Public Comments

5. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the City Council, the public, or staff request specific items be removed from the Consent Calendar for separate action.

5.1 Consideration of the Register of Demands for September 26, 2019

RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate City Officials to pay the bills.

5.2 Consideration of the minutes of the August 22, 2019

RECOMMENDED ACTION: Approve as submitted.

5.3 Consideration of Amendment No. 1 to the Professional Services Agreement with Interior Images, Inc., to provide interior design services for the improvement and renovation of various areas at El Encanto Healthcare Facility, increasing total compensation by \$20,000.00 through February 28, 2021

RECOMMENDED ACTION: Approve the Amendment.

5.4 Second reading and adoption of Ordinance No. 806 of the City Council of the City of Industry, California adding Section 17.08.045 (Collectible Mall) to Chapter 17.08 (Definitions), and amending Section 17.12.025 (Uses Permitted with Conditional Use Permit), of Title 17 (Zoning), of the City of Industry Municipal Code, to permit Collectible Malls in the Commercial Zone upon approval of a Conditional Use Permit

RECOMMENDED ACTION: Approve Ordinance No. 806.

6. **PUBLIC HEARING ITEMS**

6.1 Consideration of Development Plan No. 19-05 and Conditional Use Permit No. 19-05 to allow for the operation of a new fast-food restaurant known as Raising Canes located at 1420 South Azusa Avenue in the Puente Hills Mall

Consideration of Resolution No. CC 2019-36 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ACCEPTING THE SURRENDER OF CONDITIONAL USE PERMIT 97-2, APPROVING DEVELOPMENT PLAN NO. 19-05 FOR THE CONSTRUCTION OF A NEW 4,500 SQUARE FOOT COMMERCIAL BUILDING WITH A DRIVE-THRU AND AN OUTDOOR PATIO THAT IS

APPROXIMATELY 1,537 SQUARE FEET, AND CONDITIONAL USE PERMIT 19-05, A REQUEST FOR A NEW FAST FOOD RESTAURANT, LOCATED AT 1420 SOUTH AZUSA AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION: Adopt Resolution No. CC 2019-36

7. **ACTION ITEMS**

- 7.1 Consideration of an Addendum to the Industry Business Center Project 2004 Environmental Impact Report for Development Plan Nos. 19-03 and 19-04 at the Industry Business Center

Consideration of Resolution No. CC 2019-46 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING AN ADDENDUM TO THE INDUSTRY BUSINESS CENTER PROJECT 2004 ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2003121086), FOR DEVELOPMENT PLAN NO. 19-03 TO ALLOW FOR THE DEVELOPMENT OF A 627,480 SQUARE FOOT TILT UP INDUSTRIAL BUILDING AT THE PROPERTY LOCATED AT 8719-008-902, IBC BUILDING NO. 2 - GRAND AVENUE; AND DEVELOPMENT PLAN NO. 19-04, FOR THE CONSTRUCTION OF TWO NEW INDUSTRIAL BUILDINGS WITH A COMBINED BUILDING AREA OF 124,000 SQUARE-FEET LOCATED ON THE SOUTHWEST CORNER OF BAKER PARKWAY AND GRAND AVENUE, IN THE CITY OF INDUSTRY, CALIFORNIA

RECOMMENDED ACTION: Adopt Resolution No. 2019-46.

- 7.2 Consideration of Development Plan 19-03, for the construction of a new 627,480 square-foot industrial building on a 34.1 acre vacant lot located east of Grand Avenue

Consideration of Resolution No. CC 2019-47 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN NO. 19-03 TO ALLOW FOR THE DEVELOPMENT OF A 627,480 SQUARE FOOT TILT UP INDUSTRIAL BUILDING AT THE PROPERTY LOCATED AT 8719-008-902, Industry BUSINESS CENTER BUILDING NO. 2 - GRAND AVENUE, IN THE CITY OF INDUSTRY, CALIFORNIA

RECOMMENDED ACTION: Adopt Resolution No. 2019-47.

- 7.3 Consideration of Development Plan 19-04, for the construction of two new industrial buildings on a 6.25-acre vacant lot located on the southwest corner of Baker Parkway and Grand Avenue

Consideration of Resolution No. CC 2019-48 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN NO. 19-04 FOR THE CONSTRUCTION OF TWO NEW INDUSTRIAL BUILDINGS WITH A COMBINED BUILDING AREA OF 124,000 SQUARE-FEET, LOCATED ON THE SOUTHWEST CORNER OF BAKER PARKWAY AND GRAND AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA

RECOMMENDED ACTION: Adopt Resolution No. 2019-48.

- 7.4 Consideration of street names at the Industry East Business Center

RECOMMENDED ACTION: Approve the names "Marcellin Drive" for "A" Street, and "Industry Way" for "B" Street, or provide other direction to Staff.

- 7.5 Consideration of authorization to advertise for public bids for the Sheriff's Station site plan and modular offices, for an estimated cost of \$1,775,000.00 (Agreement No. CIP-FAC-19-049-B)

RECOMMENDED ACTION: Approve the plans and specifications and authorize the advertising and receipt of electronic bids.

8. **CITY MANAGER REPORTS**

9. **AB 1234 REPORTS**

10. **CITY COUNCIL COMMUNICATIONS**

11. **CLOSED SESSION**

11.1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)
TITLE: CITY MANAGER (Per City Manager's Employment Agreement)

11.2 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code section 54956.9(d)(1)
Case: San Gabriel Valley Water and Power, LLC v. City of Chino Hills; *et al.*
Superior Court of California, County of San Bernardino
Case No.: CIVDS 1904434

The next regular City Council Meeting will be Thursday, October 10, 2019 at 9:00 a.m.

CITY COUNCIL

ITEM NO. 5.1

**CITY OF INDUSTRY
AUTHORIZATION FOR PAYMENT OF BILLS
CITY COUNCIL MEETING OF SEPTEMBER 26, 2019**

FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
100	GENERAL FUND	1,045,155.05
103	PROP A FUND	3,170.22
120	CAPITAL IMPROVEMENT FUND	319,490.16
140	CITY DEBT SERVICE	2,250.00
TOTAL ALL FUNDS		1,370,065.43

BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	BANK OF AMERICA - CKING ACCOUNTS	160,000.00
PROP/A	PROP A - CKING ACCOUNT	3,170.22
WFBK	WELLS FARGO - CKING ACCOUNT	1,206,895.21
TOTAL ALL BANKS		1,370,065.43

APPROVED PER CITY MANAGER

**CITY OF INDUSTRY
BANK OF AMERICA
September 26, 2019**

Check	Date		Payee Name	Check Amount
CITYGEN.CHK - City General				
24433	09/18/2019		VOIDED- PAPER JAM	\$0.00
24434	09/11/2019		CIVIC RECREATIONAL INDUSTRIAL	\$110,000.00
	Invoice	Date	Description	Amount
	9/11/19	09/11/2019	TRANSFER FUNDS-CRIA A/P REG 9/12/19	\$110,000.00
24435	09/11/2019		INDUSTRY PROPERTY & HOUSING	\$50,000.00
	Invoice	Date	Description	Amount
	9/11/19-A	09/11/2019	TRANSFER FUNDS-IPHMA A/P REG 9/12/19	\$50,000.00

Checks	Status	Count	Transaction Amount
	Total	3	\$160,000.00

CITY OF INDUSTRY

PROP A

September 26, 2019

Check	Date		Payee Name	Check Amount
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PROPA.CHK - Prop A Checking

90112	09/26/2019		CITY OF INDUSTRY-REFUSE	\$78.80
	Invoice	Date	Description	Amount
	3720968	09/01/2019	DISP SVC-METROLINK	\$78.80
90113	09/26/2019		INDUSTRY SECURITY SERVICES	\$3,091.42
	Invoice	Date	Description	Amount
	14-24111	09/06/2019	SECURITY SVC-METROLINK	\$1,377.47
	14-24130	09/13/2019	SECURITY SVC-METROLINK	\$1,713.95

Checks	Status	Count	Transaction Amount
	Total	2	\$3,170.22

**CITY OF INDUSTRY
WELLS FARGO BANK
September 26, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
71987	09/11/2019		CALIFORNIA CONTRACT CITIES	\$320.00
	Invoice	Date	Description	Amount
	09/05/19	09/05/2019	REGISTRATION FOR (8) BOARD MEETING ON 9/12/19	\$320.00
71988	09/12/2019		LA PUENTE VALLEY COUNTY	\$2,653.77
	Invoice	Date	Description	Amount
	2020-00000271	08/19/2019	06/18-08/19/19 SVC - 15414 DON JULIAN RD (IRRI)	\$1,445.44
	2020-00000272	08/19/2019	06/18-08/19/19 SVC - 15414 DON JULIAN RD	\$847.75
	2020-00000273	08/19/2019	06/18-08/19/19 SVC - 15625 STAFFORD ST	\$84.61
	2020-00000274	08/19/2019	06/18-08/19/19 SVC - 15625 STAFFORD ST	\$275.97
71989	09/12/2019		ROWLAND WATER DISTRICT	\$3,054.27
	Invoice	Date	Description	Amount
	2020-00000256	08/28/2019	07/22-08/15/19 SVC - HURLEY ST & VALLEY BLVD	\$486.08
	2020-00000257	08/28/2019	07/22-08/15/19 SVC - 18044 ROWLAND ST	\$128.75
	2020-00000258	08/28/2019	07/22-08/15/19 SVC - 17401 E VALLEY BLVD	\$327.75
	2020-00000259	08/28/2019	07/22-08/15/19 SVC - 930 S AZUSA AVE	\$486.08
	2020-00000260	08/28/2019	07/22-08/15/19 SVC - AZUSA AVE - RC	\$88.13
	2020-00000261	08/28/2019	07/22-08/15/19 SVC - 755 NOGALES AT - RC	\$226.83
	2020-00000262	08/28/2019	07/22-08/15/19 SVC - 1123 HATCHER ST STE C	\$56.30
	2020-00000263	08/28/2019	07/22-08/15/19 SVC - 1135 HATCHER AVE	\$40.55
	2020-00000264	08/28/2019	07/22-08/15/19 SVC - 1123 HATCHER ST STE D	\$68.90
	2020-00000265	08/28/2019	07/25-08/21/19 SVC - AZUSA AVE	\$107.53
	2020-00000266	08/28/2019	07/25-08/21/19 SVC - AZUSA AVE - CENTER	\$122.45
	2020-00000267	08/28/2019	07/25-08/21/19 SVC - 1100 S AZUSA AVE	\$165.87
	2020-00000268	08/28/2019	07/26-08/21/19 SVC - 1015 NOGALES ST - PUMP HOUSE	\$305.70
	2020-00000269	08/28/2019	07/26-08/21/19 SVC - 1023 NOGALES ST - IRR	\$40.55
	2020-00000270	08/28/2019	07/26-08/21/19 SVC - 909 U NOGALES ST - IRR	\$402.80

**CITY OF INDUSTRY
WELLS FARGO BANK
September 26, 2019**

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
71990	09/12/2019	SAN GABRIEL VALLEY WATER CO.		\$11,352.13
	Invoice	Date	Description	Amount
	2020-00000244	08/28/2019	07/29-08/27/19 SVC - CROSSROADS PKY SOUTH	\$1,521.87
	2020-00000245	08/28/2019	07/29-08/27/19 SVC - STA 103-80 CROSSROADS PKY	\$197.81
	2020-00000246	08/28/2019	07/29-08/27/19 SVC - CROSSROADS PKY NORTH	\$1,215.97
	2020-00000247	08/28/2019	07/29-08/27/19 SVC - CROSSROADS PKY SOUTH	\$1,637.08
	2020-00000248	08/28/2019	07/29-08/27/19 SVC - STA 129-00 CROSSROADS PKY	\$1,560.47
	2020-00000249	08/28/2019	07/29-08/27/19 SVC - STA 111-50 CROSSROADS PKY	\$539.47
	2020-00000250	08/28/2019	07/29-08/27/19 SVC - S/E COR OF PELLISSIER	\$1,835.72
	2020-00000251	08/28/2019	07/29-08/27/19 SVC - PELLISSIER	\$924.83
	2020-00000252	08/28/2019	07/29-08/27/19 SVC - PELLISSIER	\$425.38
	2020-00000253	08/28/2019	07/29-08/27/19 SVC - PECK/UNION PACIFIC BRIDGE	\$866.36
	2020-00000254	08/28/2019	07/29-08/27/19 SVC - PELLISSIER	\$408.37
	2020-00000255	08/28/2019	07/29-08/27/19 SVC - IRRIG SALT LAKE/SEVENTH	\$218.80
71991	09/12/2019	SO CALIFORNIA EDISON COMPANY		\$4,412.12
	Invoice	Date	Description	Amount
	2020-00000275	08/27/2019	07/25-08/23/19 SVC - BREA CYN RD-VARIOUS SITES	\$573.88
	2020-00000276	08/28/2019	07/29-08/27/19 SVC - 137 N HUDSON AVE	\$606.10
	2020-00000277	08/28/2019	07/29-08/27/19 SVC - 205 N HUDSON AVE	\$517.80
	2020-00000278	08/28/2019	07/29-08/27/19 SVC - 15660 STAFFORD ST	\$2,714.34
71992	09/12/2019	SOCALGAS		\$61.07
	Invoice	Date	Description	Amount
	2020-00000279	08/23/2019	07/23-08/21/19 SVC - 15415 DON JULIAN RD	\$30.76
	2020-00000280	08/30/2019	07/30-08/28/19 SVC - 1015 NOGALES ST STE 101	\$16.01
	2020-00000281	08/30/2019	07/30-08/28/19 SVC - 710 NOGALES ST	\$14.30
71993	09/12/2019	SUBURBAN WATER SYSTEMS		\$1,971.92
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
September 26, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	180021682971	08/26/2019	07/25-08/26/19 SVC - AZUSA & GEMINI	\$1,971.92
71994	09/12/2019		NEXTIVA, INC.	\$5,520.56
	Invoice	Date	Description	Amount
	23368048144	08/30/2019	ADD'L PHONES-CITY HALL & IBC	\$5,405.27
	23368020781	08/30/2019	ADD'L SERVICE LINES-CTY HALL	\$115.29
71995	09/18/2019		L A COUNTY REGISTRAR-	\$75.00
	Invoice	Date	Description	Amount
	CUP 19-5	09/16/2019	FEE FOR NOTICE OF EXEMPTION FOR CUP 19-5	\$75.00
71996	09/18/2019		L A COUNTY REGISTRAR-	\$75.00
	Invoice	Date	Description	Amount
	CUP 18-4	09/16/2019	FEE FOR NOTICE OF EXEMPTION FOR CUP 18-4	\$75.00
71997	09/18/2019		RICHARD D. DAVIS FOUNDATION	\$3,000.00
	Invoice	Date	Description	Amount
	10/7/2019	09/18/2019	GOLD SPONSORSHIP FOR FUNDRAISER ON 10/7/19	\$3,000.00
71998	09/18/2019		AT & T	\$9.01
	Invoice	Date	Description	Amount
	2020-00000342	09/01/2019	09/01-09/30/19 SVC - CITY WHITE PAGES	\$9.01
71999	09/18/2019		FRONTIER	\$1,201.14
	Invoice	Date	Description	Amount
	2020-00000343	09/01/2019	09/01-09/30/19 SVC - VARIOUS SITES	\$1,000.20
	2020-00000344	09/02/2019	09/02-10/01/19 SVC - 1015 NOGALES ST	\$55.95
	2020-00000345	09/02/2019	09/02-10/01/19 SVC - IH GOLF COURSE FUEL PUMP	\$144.99

**CITY OF INDUSTRY
WELLS FARGO BANK
September 26, 2019**

Check	Date	Payee Name	Check Amount
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CITY.WF.CHK - City General Wells Fargo

72000	09/18/2019	12	\$28,826.56
Invoice	Date	Description	Amount
2020-00000316	08/19/2019	06/18-08/19/19 SVC - 15415 DON JULIAN RD (IRRI)	\$2,549.40
2020-00000317	08/19/2019	06/18-08/19/19 SVC - PARRIOTT & DON JULIAN RD (I)	\$156.17
2020-00000318	08/19/2019	06/18-08/19/19 SVC - HACIENDA & STAFFORD ST (I)	\$401.20
2020-00000319	08/19/2019	06/18-08/19/19 SVC - HACIENDA & STAFFORD (IRR)	\$156.17
2020-00000320	08/19/2019	06/18-08/19/19 SVC - 211 HACIENDA BLVD (IRRI)	\$199.55
2020-00000321	08/19/2019	06/18-08/19/19 SVC - HUDSON AVE (IRRI)	\$575.24
2020-00000322	08/19/2019	06/18-08/19/19 SVC - STAFFORD ST (IRRI)	\$547.76
2020-00000323	08/19/2019	06/18-08/19/19 SVC - 220 HACIENDA BLVD (IRRI)	\$529.44
2020-00000324	08/19/2019	06/18-08/19/19 SVC - NELSON AVE (IRRI)	\$2,180.53
2020-00000325	08/19/2019	06/18-08/19/19 SVC - SOTRO ST (IRRI)	\$1,360.71
2020-00000326	08/19/2019	06/18-08/19/19 SVC - 15651 STAFFORD ST	\$2,544.64
2020-00000327	08/19/2019	06/18-08/19/19 SVC - RAUSCH RD (IRRI)	\$547.63
2020-00000328	08/19/2019	06/18-08/19/19 SVC - RAUSCH RD (IRRI)	\$504.12
2020-00000329	08/19/2019	06/18-08/19/19 SVC - 15660 STAFFORD ST	\$305.02
2020-00000330	08/19/2019	06/18-08/19/19 SVC - STAFFORD & OLD VALLEY (I)	\$998.89
2020-00000331	08/19/2019	06/18-08/19/19 SVC - 285 HACIENDA BLVD (IRRI)	\$87.34
2020-00000332	08/19/2019	06/18-08/19/19 SVC - ALONG RAILROAD TRACK (I)	\$831.72
2020-00000333	08/19/2019	06/18-08/19/19 SVC - PROCTOR & EL ENCANTO (I)	\$321.05
2020-00000334	08/19/2019	06/18-08/19/19 SVC - HACIENDA BLVD (IRRI)	\$121.69
2020-00000335	08/19/2019	06/18-08/19/19 SVC - 15415 DON JULIAN RD (IRRI)	\$6,392.02
2020-00000336	08/19/2019	06/18-08/19/19 SVC - 15414 DON JULIAN RD (IRRI)	\$1,713.37
2020-00000337	08/19/2019	06/18-08/19/19 SVC - 201 STAFFORD ST (IRRI)	\$3,469.35
2020-00000338	08/19/2019	06/18-08/19/19 SVC - 15414 DON JULIAN RD	\$172.81
2020-00000339	08/19/2019	06/18-08/19/19 SVC - VALLEY BLVD (IRRI)	\$121.69
2020-00000340	08/19/2019	06/18-08/19/19 SVC - DON JULIAN RD	\$1,081.10
2020-00000341	08/19/2019	06/18-08/19/19 SVC - 1 AZUSA WAY (IRRI)	\$957.95

**CITY OF INDUSTRY
WELLS FARGO BANK
September 26, 2019**

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
72001	09/18/2019	SO CALIFORNIA EDISON COMPANY		\$9,580.03
	Invoice	Date	Description	Amount
	2020-00000346	09/04/2019	08/01-09/01/19 SVC - GALE AVE / L STREET	\$38.10
	2020-00000347	09/04/2019	08/01-09/01/19 SVC - 1 VALLEY/AZUSA	\$17.01
	2020-00000348	09/04/2019	08/01-09/01/19 SVC - NOGALES ST/SAN JOSE AVE	\$462.08
	2020-00000349	09/04/2019	08/01-09/01/19 SVC - VARIOUS SITES	\$97.29
	2020-00000350	09/05/2019	08/02-09/03/19 SVC - 15625 STAFFORD ST	\$8,160.23
	2020-00000351	09/06/2019	08/06-09/05/19 SVC - 1123 HATCHER AVE STE A	\$473.78
	2020-00000352	09/06/2019	08/06-09/05/19 SVC - 1135 HATCHER AVE	\$178.51
	2020-00000353	09/07/2019	08/05-09/05/19 SVC - 133 N AZUSA AVE	\$153.03
72002	09/18/2019	SOCALGAS		\$161.52
	Invoice	Date	Description	Amount
	2020-00000354	09/04/2019	08/01-08/30/19 SVC - 1 INDUSTRY HILLS PKWY	\$15.32
	2020-00000355	09/06/2019	08/05-09/04/19 SVC - 15651 STAFFORD ST	\$22.98
	2020-00000356	09/06/2019	08/05-09/04/19 SVC - 15633 RAUSCH RD	\$90.56
	2020-00000357	09/06/2019	08/05-09/04/19 SVC - 15625 STAFFORD ST APT A	\$17.87
	2020-00000358	09/06/2019	08/05-09/04/19 SVC - 15625 STAFFORD ST APT B	\$14.79
72003	09/18/2019	SUBURBAN WATER SYSTEMS		\$666.26
	Invoice	Date	Description	Amount
	180021687780	09/04/2019	08/03-09/04/19 SVC - NE CNR VALLEY/STIMS	\$666.26
72004	09/26/2019	AGUILAR, DENNIS, EDMOND		\$450.00
	Invoice	Date	Description	Amount
	PPDATTTT2019	09/04/2019	MUSIC PERFORMANCE-TWENTIES FESTIVAL	\$450.00

**CITY OF INDUSTRY
WELLS FARGO BANK
September 26, 2019**

Check	Date			Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo					
72005	09/26/2019			ANNEALTA GROUP	\$76,221.50
	Invoice	Date	Description	Amount	
	1536	09/09/2019	GENERAL DEV SVC-AUG 2019	\$19,205.00	
	1537	09/09/2019	PUBLIC WORKS SUPPORT SVC-AUG 2019	\$10,062.00	
	1538	09/09/2019	STORMWATER COMPLIANCE-AUG 2019	\$3,275.00	
	1535	09/09/2019	GENERAL PLANNING SVC-AUG 2019	\$32,414.50	
	1539	09/09/2019	13400 NELSON AVE	\$321.00	
	1540	09/09/2019	17835 GALE AVE	\$752.00	
	1541	09/09/2019	18009 GALE AVE	\$1,410.00	
	1542	09/09/2019	20701 EAST CURRIER RD	\$752.00	
	1543	09/09/2019	19465 E WALNUT D, BILLBOARD	\$294.50	
	1544	09/09/2019	INDUSTRY BUSINESS CENTER 11, 12	\$2,162.00	
	1545	09/09/2019	INDUSTRY BUSINESS CENTER 2	\$2,568.00	
	1546	09/09/2019	13191 CROSSROADS, OFFICE BLDG	\$188.00	
	1548	09/09/2019	RAISING CANES, AZUSA AVE	\$1,532.00	
	1547	09/09/2019	PENSKE DEALERSHIP	\$1,285.50	
72006	09/26/2019			ART DECO SOCIETY OF LOS	\$425.00
	Invoice	Date	Description	Amount	
	PPADSLATTT2019	09/11/2019	FASHION SHOW-TWENTIES FESTIVAL	\$425.00	
72007	09/26/2019			B AND T CATTLE	\$14,580.00
	Invoice	Date	Description	Amount	
	103	08/27/2019	MAINT SVC-SEP 2019	\$14,580.00	
72008	09/26/2019			BIBLE, KARIE LYNN	\$400.00
	Invoice	Date	Description	Amount	
	PPKBTTT2019	09/11/2019	LECTURES-TWENTIES FESTIVAL	\$400.00	

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
72009	09/26/2019		BIGGS CARDOSA ASSOCIATES, INC.	\$922.05
	Invoice	Date	Description	Amount
	76915	08/05/2019	AZUSA AVE BRIDGE PAINTING	\$922.05
72010	09/26/2019		BLUE OCEAN MEDIA	\$1,600.00
	Invoice	Date	Description	Amount
	PPBOMTTT2019	09/11/2019	SOUND TECHNICIAN-TWENTIES FESTIVAL	\$1,600.00
72011	09/26/2019		BOB BAKER MARIONETTE THEATER	\$1,400.00
	Invoice	Date	Description	Amount
	PPBBMTTTT2019	09/12/2019	MARIONETTE SHOWS-TWENTIES FESTIVAL	\$1,400.00
72012	09/26/2019		BRYAN PRESS	\$156.54
	Invoice	Date	Description	Amount
	0082095	08/27/2019	BUSINESS CARDS-J NELSON & J. GUTIERREZ-ROBLES	\$82.65
	0082167	08/30/2019	#9 RETURN ENVELOPES	\$73.89
72013	09/26/2019		CAL-PERS	\$97.10
	Invoice	Date	Description	Amount
	100000015788821	09/01/2019	BALANCE FOR PLAN ID 26791	\$67.57
	100000015788829	09/01/2019	BALANCE FOR PLAN ID 15030	\$29.53
72014	09/26/2019		CALIFORNIA FEETWARMERS	\$2,700.00
	Invoice	Date	Description	Amount
	PPCFTTT2019	09/11/2019	PERFORMANCE-TWENTIES FESTIVAL	\$2,700.00
72015	09/26/2019		CALIFORNIA MUNICIPAL STATISTICS,	\$500.00
	Invoice	Date	Description	Amount

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WELLS FARGO BANK
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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	19090510	09/05/2019	DIRECT/OVERLAPPING DEBT STMT	\$500.00
72016	09/26/2019		CINTAS CORPORATION LOC 693	\$381.56
	Invoice	Date	Description	Amount
	4029136489	08/30/2019	DOOR MATS	\$55.60
	4029781335	09/09/2019	DOOR MATS	\$270.36
	4029716805	09/09/2019	DOOR MATS	\$55.60
72017	09/26/2019		CITY OF INDUSTRY DISPOSAL CO.	\$2,239.52
	Invoice	Date	Description	Amount
	3712289	08/31/2019	DISP SVC-3226 GILMAN RD	\$84.51
	3712290	08/31/2019	DISP SVC-16000 TEMPLE AVE	\$140.85
	3712291	08/31/2019	DISP SVC-14362 PROCTOR AVE	\$84.51
	3712292	08/31/2019	DISP SVC-15710 NELSON AVE	\$28.17
	3712293	08/31/2019	DISP SVC-15702 NELSON AVE	\$28.17
	3712294	08/31/2019	DISP SVC-507 TURNBULL CYN RD	\$56.34
	3712295	08/31/2019	DISP SVC-15730 NELSON AVE	\$28.17
	3712296	08/31/2019	DISP SVC-15644 NELSON AVE	\$28.17
	3712297	08/31/2019	DISP SVC-15626 NELSON AVE	\$28.17
	3712298	08/31/2019	DISP SVC-629 GIANO AVE	\$56.34
	3712299	08/31/2019	DISP SVC-754 S 5TH AVE	\$56.34
	3712300	08/31/2019	DISP SVC-210 S 9TH AVE	\$56.34
	3712301	08/31/2019	DISP SVC-16020 HILL ST	\$28.17
	3712302	08/31/2019	DISP SVC-15736 NELSON AVE	\$28.17
	3712303	08/31/2019	DISP SVC-15634 NELSON AVE	\$28.17
	3712304	08/31/2019	DISP SVC-257 TURNBULL CYN RD	\$42.26
	3712305	08/31/2019	DISP SVC-643 GIANO AVE	\$56.34
	3712306	08/31/2019	DISP SVC-15151 PROCTOR AVE	\$84.51

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WELLS FARGO BANK
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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
3712307	08/31/2019	DISP SVC-15157 WALBROOK DR	\$28.17
3712308	08/31/2019	DISP SVC-16000 HILL ST	\$28.17
3712309	08/31/2019	DISP SVC-16010 HILL ST	\$56.34
3712310	08/31/2019	DISP SVC-16014 HILL ST	\$28.17
3712311	08/31/2019	DISP SVC-16229 HANDORF RD	\$28.17
3712312	08/31/2019	DISP SVC-16242 HANDORF RD	\$56.34
3712313	08/31/2019	DISP SVC-16220 HANDORF RD	\$84.51
3712314	08/31/2019	DISP SVC-16218 HANDORF RD	\$28.17
3712315	08/31/2019	DISP SVC-16217 HANDORF RD	\$56.34
3712316	08/31/2019	DISP SVC-16227 HANDORF RD	\$28.17
3712317	08/31/2019	DISP SVC-16238 HANDORF RD	\$28.17
3712318	08/31/2019	DISP SVC-16224 HANDORF RD	\$28.17
3712319	08/31/2019	DISP SVC-15714 NELSON AVE	\$28.17
3712320	08/31/2019	DISP SVC-15652 NELSON AVE	\$28.17
3712321	08/31/2019	DISP SVC-134 TURNBULL CYN RD	\$28.17
3712322	08/31/2019	DISP SVC-14063 PROCTOR AVE	\$84.51
3712323	08/31/2019	DISP SVC-20137 E WALNUT DR	\$28.17
3712324	08/31/2019	DISP SVC-15722 NELSON AVE	\$28.17
3712325	08/31/2019	DISP SVC-17229 CHESTNUT ST	\$84.51
3712326	08/31/2019	DISP SVC-130 TURNBULL CYN RD	\$28.17
3712328	08/31/2019	DISP SVC-138 TURNBULL CYN RD	\$28.17
3712327	08/31/2019	DISP SVC-132 TURNBULL CYN RD	\$28.17
3712329	08/31/2019	DISP SVC-15236 VALLEY BLVD	\$169.02
3712330	08/31/2019	DISP SVC-16200 TEMPLE AVE	\$84.51
3712331	08/31/2019	DISP SVC-14310 PROCTOR AVE	\$84.51
3712332	08/31/2019	DISP SVC-16212 TEMPLE AVE	\$84.51
72018	09/26/2019	CITY OF INDUSTRY-PAYROLL ACCT	\$110,000.00

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date	Payee Name	Check Amount
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CITY.WF.CHK - City General Wells Fargo

Invoice	Date	Description	Amount
P/R PE 9/6/19	09/11/2019	REPLENISH PAYROLL FOR PE 9/6/19	\$110,000.00

72019	09/26/2019	CITY OF INDUSTRY-REFUSE	\$10,497.47
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Invoice	Date	Description	Amount
3722362	08/31/2019	DISP SVC-1123 HATCHER	\$4,322.06
3720910	09/01/2019	DISP SVC-CITY HALL	\$343.56
3720911	09/01/2019	DISP SVC-TONNER CYN (MAINT YD)	\$524.00
3720912	09/01/2019	STORAGE BOX RENTAL-TONNER CYN (CAMP	\$300.00
3721121	09/01/2019	DISP SVC-205 N HUDSON	\$211.36
3721386	09/01/2019	DISP SVC-CITY BUS STOPS	\$4,796.49

72020	09/26/2019	CNC ENGINEERING	\$198,375.00
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Invoice	Date	Description	Amount
459337	09/12/2019	GENERAL ENGINEERING-PLAN APPROVAL	\$14,743.75
459338	09/12/2019	EMERGENCY POWER GENERATOR	\$585.00
459339	09/12/2019	CITY STREET LIGHT PURCHASE	\$1,025.00
459340	09/12/2019	RESURFACING DESIGN EXPO CENTER	\$1,027.50
459341	09/12/2019	EXPO BARN FACILITY LIGHTING	\$340.00
459342	09/12/2019	AVALON ROOM DESIGN	\$1,160.00
459343	09/12/2019	METROLINK STATION SECURITY SYSTEM	\$390.00
459344	09/12/2019	HATCHER YARD FACILITY DEMO	\$1,610.00
459345	09/12/2019	CITYWIDE ADA SELF-EVALUATION	\$1,072.50
459346	09/12/2019	SITE PLAN FOR SHERIFF TRAILER	\$16,846.25
459348	09/12/2019	FOUR GRADE SEPARATION PUMP STATIONS	\$2,340.00
459349	09/12/2019	INDUSTRY HILLS GRAND ARENA PAINTING	\$100.00
459350	09/12/2019	SEWER DESIGN EXPO CENTER	\$797.50
459351	09/12/2019	FULLERTON RD PCC	\$1,615.00

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CITY.WF.CHK - City General Wells Fargo			
450352	09/12/2019	ANNUAL PAVEMENT REHABILITATION	\$2,590.00
459353	09/12/2019	ANNUAL SLURRY SEAL	\$172.50
459354	09/12/2019	RESURFACING OF DON JULIAN RD	\$10,492.50
459355	09/12/2019	WALNUT DR NORTH WIDENING	\$7,885.00
459356	09/12/2019	PRELIMINARY DESIGN-BICYCLE PATH	\$3,165.00
459357	09/12/2019	STARHILL LANE/3RD AVE WATERLINE	\$390.00
459359	09/12/2019	GENERAL ENGINEERING-TRAFFIC	\$9,475.00
459360	09/12/2019	GENERAL ENGINEERING-COUNTER SERVICE	\$3,390.00
459361	09/12/2019	GENERAL ENGINEERING-PERMITS	\$20,638.75
459362	09/12/2019	WALNUT DR SOUTH WIDENING	\$13,702.50
459363	09/12/2019	ARETH AVE RECONSTRUCTION	\$10,241.25
459364	09/12/2019	GENERAL ENGINEERING 8/26-9/8/19	\$43,666.25
459365	09/12/2019	NPDES STORM WATER	\$2,705.00
459366	09/12/2019	TONNER CYN PROPERTY	\$97.50
459367	09/12/2019	PUENTER VALLEY OPERABLE UNIT	\$292.50
459368	09/12/2019	EXPO CENTER STANDARDS OF FACILITY MAINT	\$8,250.00
459369	09/12/2019	CHINO RANCH DAM RENOVATION	\$281.25
459370	09/12/2019	VARIOUS CITY PAID EXP FOR TRES HERMANOS	\$2,622.50
459371	09/12/2019	CITY HALL MAINT	\$9,427.50
459372	09/12/2019	HOMESTEAD MUSEUM MAINT	\$2,097.50
459373	09/12/2019	SAFETY UPGRADES AT RR CROSSINGS	\$585.00
459374	09/12/2019	TRAFFIC SIGNAL-NELSON/SUNSET	\$780.00
459375	09/12/2019	PAINT EVALUATION WROUGHT IRON FENCE	\$1,020.00
459376	09/12/2019	INDUSTRY HILLS FUEL TANKS DISPENSING	\$755.00
72021	09/26/2019	CNC ENGINEERING	\$79,963.75
Invoice	Date	Description	Amount
459347	09/12/2019	EL ENCANTO IMPROVEMENTS	\$4,420.00

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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
459377	09/12/2019	HIGHWAY BRIDGE PROGRAM FUNDING	\$195.00
459379	09/12/2019	HIGHWAY BRIDGE PROGRAM-AZUSA AVE	\$487.50
459380	09/12/2019	FISCAL YEAR BUDGET	\$6,815.00
459381	09/12/2019	ROWLAND ST RECONSTRUCTION	\$768.75
459382	09/12/2019	BUSINESS PKY PCC PAVEMENT	\$195.00
459383	09/12/2019	AZUSA AVE & TEMPLE AVE MODIFICATIONS	\$5,092.50
459384	09/12/2019	FOLLOW'S CAMP PROPERTY	\$5,110.00
459385	09/12/2019	RESURFACING VALLEY BLVD	\$1,700.00
459386	09/12/2019	VARIOUS ASSIGNMENTS RELATED TO SA	\$5,415.00
459387	09/12/2019	METROLINK STATION COMMUTER RAIL STN	\$97.50
459388	09/12/2019	ARENTH AVE RECONSTRUCTION	\$900.00
459390	09/12/2019	ARENTH AVE STREET LIGHT PROJECT	\$205.00
459391	09/12/2019	ARENTH RAIL INSTALLATION PROJ	\$885.00
459392	09/12/2019	TARGET SPEED SURVEY	\$300.00
459393	09/12/2019	VALLEY BLVD RECONSTRUCTION	\$1,627.50
459394	09/12/2019	CARTEGRAPH MGMT	\$12,410.00
459395	09/12/2019	HOMESTEAD MUSEUM UPGRADES	\$6,282.50
459396	09/12/2019	GRAND AVE BRIDGE WIDENING	\$3,537.50
459397	09/12/2019	FULLERTON RD GRADE SEPARATION	\$3,582.50
459398	09/12/2019	FAIRWAY DR GRADE SEPARATION	\$390.00
459399	09/12/2019	TURNBULL CYN RD GRADE SEPARATION	\$8,535.00
459414	09/12/2019	TURNBULL CYN PROPERTIES	\$1,635.00
102019	09/12/2019	MEALS/WHEELS RENT-OCT 2019	\$5,000.00
459378	09/12/2019	BRIDGE REHABILITATION-VALLEY BLVD	\$42.50
459389	09/12/2019	ARENTH AVE RECONSTRUCTION	\$4,335.00

72022	09/26/2019		CODE 3 CREATIONS	\$794.97
Invoice	Date	Description	Amount	

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
1809	09/06/2019		DESK NAME PLATE (22)	\$794.97
72023	09/26/2019		CORELOGIC INFORMATION	\$192.50
	Invoice	Date	Description	Amount
	81981703	08/31/2019	GEOGRAPHIC PKG-AUG 2019	\$192.50
72024	09/26/2019		COUNTY OF LOS ANGELES	\$4,200.67
	Invoice	Date	Description	Amount
	02585HH	07/03/2019	WEED ABATEMENT-TONNER CYN	\$1,298.57
	0297N	09/03/2019	WEED ABATEMENT FOR VARIOUS ROADWAYS-JUL	\$2,902.10
72025	09/26/2019		COVINA-VALLEY UNIFIED SCHOOL	\$150.00
	Invoice	Date	Description	Amount
	1920JTTCE1	09/11/2019	BUS FUNDING STIPEND-HOMESTEAD	\$150.00
72026	09/26/2019		CREATIVE IMAGE PRODUCTS	\$105.74
	Invoice	Date	Description	Amount
	1589	08/22/2019	REPLACEMENT BADGES	\$105.74
72027	09/26/2019		CRIA-EQUESTRIAN CENTER	\$14,345.02
	Invoice	Date	Description	Amount
	PAV-081519	08/30/2019	BANQUET SVC FOR LAPD LUNCHEON	\$13,383.02
	PAV-081619	08/30/2019	LINEN/CENTERPIECES FOR ERNIE BARBOSA'S	\$962.00
72028	09/26/2019		DEPT OF TOXIC SUBSTANCES	\$30.00
	Invoice	Date	Description	Amount
	201952766	09/10/2019	MANIFEST FEE FOR HAZMAT DISPOSAL-IH FUEL STN	\$15.00
	201952775	09/10/2019	MANIFEST FEE FOR HAZMAT DISPOSAL-HATCHER YD	\$15.00

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
72029	09/26/2019		DEPT OF TRANSPORTATION	\$120,761.70
	Invoice	Date	Description	Amount
	20002160	09/04/2019	COOP 07-5033, SR60/57 CONFLUENCE AT GRAND AVE	\$38,770.15
	20002162	09/04/2019	COOP 07-5033, SR60/57 CONFLUENCE AT GRAND AVE	\$38,504.76
	20002161	09/04/2019	COOP 07-5033, SR60/57 CONFLUENCE AT GRAND AVE	\$43,486.79
72030	09/26/2019		DIAMOND BAR ELECTRIC, INC.	\$2,425.00
	Invoice	Date	Description	Amount
	15131	09/09/2019	REPAIR PANEL-1123 HATCHER	\$2,425.00
72031	09/26/2019		DIRECTV - FOR BUSINESS	\$97.24
	Invoice	Date	Description	Amount
	36652103152	08/31/2019	RECEIVER/RSN FEES	\$97.24
72032	09/26/2019		EGOSCUE LAW GROUP, INC.	\$1,650.00
	Invoice	Date	Description	Amount
	12450	09/04/2019	LEGAL SVC-FOLLOW'S CAMP	\$1,650.00
72033	09/26/2019		ELEVATE PUBLIC AFFAIRS, LLC	\$17,650.00
	Invoice	Date	Description	Amount
	1678	08/30/2019	FEES (50%) ON SKILLED NURSING FACILITY PROJECT	\$2,650.00
	1679	08/30/2019	MEDIA CONSULTING-JUL 2019	\$15,000.00
72034	09/26/2019		FRAZER, LLP	\$34,900.00
	Invoice	Date	Description	Amount
	162628	08/31/2019	COI-PROF SVC FOR AUG 2019	\$34,900.00
72035	09/26/2019		FUEL PROS, INC.	\$10,078.34
	Invoice	Date	Description	Amount

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	44564	08/05/2019	IH FUEL STATION MAINT	\$415.73
	44140	08/26/2019	IH FUEL STATION MAINT	\$8,963.86
	44888	08/26/2019	IH FUEL STATION MAINT	\$698.75
72036	09/26/2019		GMS ELEVATOR SERVICES, INC	\$138.00
	Invoice	Date	Description	Amount
	98099	09/01/2019	ELEVATOR MAINT-CITY HALL	\$138.00
72037	09/26/2019		HADDICK'S AUTO BODY	\$160.00
	Invoice	Date	Description	Amount
	H-88056	08/31/2019	TOWING SVC-LIC 1210025	\$160.00
72038	09/26/2019		HINDERLITER, DE LLAMAS AND	\$42,829.69
	Invoice	Date	Description	Amount
	0031954-IN	08/29/2019	AUDIT SVC-SALES TAX (FIRST QTR)	\$42,829.69
72039	09/26/2019		HUNDLEY, LEONARD	\$875.00
	Invoice	Date	Description	Amount
	PPLHTTT2019	09/11/2019	FIRST AID SVC-TWENTIES FESTIVAL	\$875.00
72040	09/26/2019		INDUSTRY SECURITY SERVICES	\$17,160.74
	Invoice	Date	Description	Amount
	14-24124	09/13/2019	SECURITY SVC-VARIOUS SITES	\$8,327.88
	14-24105	09/06/2019	SECURITY SVC-VARIOUS SITES	\$8,832.86
72041	09/26/2019		INDUSTRY SECURITY SERVICES	\$24,173.80
	Invoice	Date	Description	Amount
	14-24119	09/13/2019	SECURITY SVC 9/6-9/12/19	\$11,726.58

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	14-24100	09/06/2019	SECURITY SVC 8/30-9/5/19	\$12,447.22
72042	09/26/2019		INDUSTRY TIRE SERVICE	\$50.00
	Invoice	Date	Description	Amount
	0290597	09/04/2019	TIRE REPAIR-LIC 1429333	\$25.00
	0290557	08/29/2019	TIRE REPAIR-LIC 324820 (TRAILER)	\$25.00
72043	09/26/2019		INTERIOR IMAGES, INC.	\$10,588.61
	Invoice	Date	Description	Amount
	3001	09/10/2019	INTERIOR DESIGN-EL ENCANTO FACILITY	\$10,588.61
72044	09/26/2019		IRRI-CARE PLUMBING & BACKFLOW	\$1,320.00
	Invoice	Date	Description	Amount
	10241	08/16/2019	BACKFLOW TESTING-VARIOUS SITES	\$1,320.00
72045	09/26/2019		JAEGER, CHESTER	\$2,200.00
	Invoice	Date	Description	Amount
	PPCJT2019	09/11/2019	PERFORMANCE-TWENTIES FESTIVAL	\$2,200.00
72046	09/26/2019		JANUS PEST MANAGEMENT	\$24,845.00
	Invoice	Date	Description	Amount
	214085	08/09/2019	PEST SVC-15559 RAUSCH D	\$85.00
	214084	08/09/2019	PEST SVC-15660 STAFFORD ST	\$85.00
	214213	09/06/2019	RODENT SVC-15252 STAFFORD ST	\$300.00
	214211	09/06/2019	RODENT SVC-15400 STAFFORD ST	\$972.00
	214083	09/06/2019	PEST SVC-15651 STAFFORD ST	\$390.00
	214207	09/06/2019	RODENT SVC-CHESTNUT/ANAHEIM & PUENTE RD	\$896.00
	214082	08/09/2019	PEST SVC-CITY HALL	\$145.00

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	214624	09/01/2019	PEST SVC-HOMESTEAD	\$580.00
	214190	08/16/2019	PEST SVC-OLD BREA CYN RD	\$168.00
	214408	09/06/2019	RODENT SVC-LANDFILL ON GRAND AVE	\$17,441.00
	213484	09/06/2019	RODENT SVC-TONNER CYN	\$3,783.00
72047	09/26/2019		JOHN COX	\$600.00
	Invoice	Date	Description	Amount
	TTTTJC2	09/05/2019	PRESENTATION-TWENTIES FESTIVAL	\$600.00
72048	09/26/2019		KLEIN, JANET	\$2,830.00
	Invoice	Date	Description	Amount
	99JKTTT2019	09/11/2019	PERFORMANCE-TWENTIES FESTIVAL	\$2,830.00
72049	09/26/2019		KUNZMAN ASSOCIATES	\$4,800.00
	Invoice	Date	Description	Amount
	08/29/19	08/29/2019	TRAFFIC PARKING ANALYSIS-17835 GALE AVE	\$4,800.00
72050	09/26/2019		LA PUENTE CAR WASH & QUICK	\$810.00
	Invoice	Date	Description	Amount
	1009	08/31/2019	CAR WASH/SERVICE-VARIOUS VEHICLES	\$810.00
72051	09/26/2019		LEGEND PUMP AND WELL SERVICE,	\$784.00
	Invoice	Date	Description	Amount
	55838	08/26/2019	PREVENTIVE MAINT-BAKER SLOPES	\$784.00
72052	09/26/2019		LEIGHTON CONSULTING INC	\$13,862.55
	Invoice	Date	Description	Amount
	36922	09/09/2019	WALNUT DR WIDENING & STORM DRAIN	\$13,862.55

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
72053	09/26/2019		McCORMICK, SUSAN	\$400.00
	Invoice	Date	Description	Amount
	PPSMTTT2019	09/11/2019	UKULELE DEMO-TWENTIES FESTIVAL	\$400.00
72054	09/26/2019		MORTILLA, MICHAEL D.	\$1,250.00
	Invoice	Date	Description	Amount
	PPMNTTT2019	09/11/2019	SILENT FILM ACCOMPANIMENT-TWENTIES FESTIVAL	\$1,250.00
72055	09/26/2019		MX GRAPHICS, INC.	\$202.58
	Invoice	Date	Description	Amount
	18939	08/20/2019	MICROFICHE SCAN	\$202.58
72056	09/26/2019		NELSON, WALTER	\$900.00
	Invoice	Date	Description	Amount
	PPWNTTT2019	09/11/2019	PRESENTATION-TWENTIES FESTIVAL	\$900.00
72057	09/26/2019		OPEN TEXT INC.	\$45.50
	Invoice	Date	Description	Amount
	07634191909	09/02/2019	FAX SVC-AUG 2019	\$45.50
72058	09/26/2019		PEDROZA JR, SAMUEL	\$234.69
	Invoice	Date	Description	Amount
	9/10/19	09/10/2019	REIMBURSE FOR LUNCH MEETING/FRAMING	\$234.69
72059	09/26/2019		PITNEY BOWES, INC.	\$148.93
	Invoice	Date	Description	Amount
	3103364331	08/30/2019	POSTAGE MACHINE ON FIRST FLOOR 6/30-9/29/19	\$148.93

**CITY OF INDUSTRY
WELLS FARGO BANK
September 26, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
72060	09/26/2019		PLACEWORKS	\$750.00
	Invoice	Date	Description	Amount
	69779	08/31/2019	STAFF SERVICES	\$750.00
72061	09/26/2019		POST ALARM SYSTEMS	\$295.51
	Invoice	Date	Description	Amount
	1203156	09/05/2019	MONITORING SVC-HOMESTEAD	\$295.51
72062	09/26/2019		PRINCE GLOBAL SOLUTIONS, LLC	\$5,000.00
	Invoice	Date	Description	Amount
	006	09/04/2019	FEDERAL ADVOCACY-AUG 2019	\$5,000.00
72063	09/26/2019		R.F. DICKSON CO., INC.	\$18,901.65
	Invoice	Date	Description	Amount
	2509873	08/31/2019	STREET & PARKING LOT SWEEPING-AUG 2019	\$18,901.65
72064	09/26/2019		RICOH USA, INC.	\$164.62
	Invoice	Date	Description	Amount
	5057508595	08/03/2019	METER READING-DEV COPIER	\$90.97
	5057423123	08/26/2019	METER READING-FINANCE COPIER	\$73.65
72065	09/26/2019		ROBINSON'S FLOWERS	\$402.44
	Invoice	Date	Description	Amount
	3139	09/02/2019	FLOWERS AND DELIVERY	\$402.44
72066	09/26/2019		ROWLAND AVENUE PTA	\$100.00
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
September 26, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	1920JTTRAE	09/11/2019	BUS FUNDING STIPEND-HOMESTEAD	\$100.00
72067	09/26/2019		SAGE ENVIRONMENTAL GROUP	\$36,320.00
	Invoice	Date	Description	Amount
	831	09/05/2019	BIOLOGICAL MONITORING-TONNER VEGETATION	\$36,320.00
72068	09/26/2019		SAN GABRIEL VALLEY	\$9,360.00
	Invoice	Date	Description	Amount
	CIEXPO19912	09/12/2019	LANDSCAPE SVC-EXPO CENTER	\$9,360.00
72069	09/26/2019		SAN GABRIEL VALLEY ECONOMIC	\$25,000.00
	Invoice	Date	Description	Amount
	6970	10/01/2019	MEMBERSHIP RENEWAL 10/1/2019-9/30/2020	\$25,000.00
72070	09/26/2019		SAN GABRIEL VALLEY NEWSPAPER	\$3,160.00
	Invoice	Date	Description	Amount
	0011304841	08/27/2019	NOTICE INVITING BIDS FOR CATCH BASIN RETROFITS	\$1,040.00
	0011305500	08/29/2019	NOTICE INVITING BIDS FOR ANNUAL SLURRY SEAL	\$1,004.00
	0011308465	08/30/2019	NOTICE OF PUBLIC HEARING	\$368.00
	0011308462	08/30/2019	NOTICE OF PUBLIC HEARING	\$356.00
	0011308467	08/30/2019	NOTICE OF PUBLIC HEARING	\$392.00
72071	09/26/2019		SAN GABRIEL VALLEY NEWSPAPER	\$1,165.00
	Invoice	Date	Description	Amount
	0000452167	08/31/2019	MONTHLY ADVERTISING-HOMESTEAD	\$1,165.00
72072	09/26/2019		SC FUELS	\$48,298.33
	Invoice	Date	Description	Amount
	4064046	09/04/2019	REGULAR FUEL-INDUSTRY HILLS PUMPS	\$26,132.80

**CITY OF INDUSTRY
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September 26, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	4064047	09/04/2019	DIESEL FUEL-INDUSTRY HILLS PUMPS	\$22,165.53
72073	09/26/2019		SCS FIELD SERVICES	\$13,845.00
	Invoice	Date	Description	Amount
	0359288	08/31/2019	IH MAINT-LANDFILL GAS SYSTEM	\$13,845.00
72074	09/26/2019		SECURITY OPERATIONS GROUP	\$395.00
	Invoice	Date	Description	Amount
	1252	09/04/2019	LOCKSMITH AT 16025 GALE AVE UNIT #B3	\$395.00
72075	09/26/2019		SLOPER, THOMAS A.	\$300.00
	Invoice	Date	Description	Amount
	PPTSTTT2019	09/11/2019	PRESENTATION-TWENTIES FESTIVAL	\$300.00
72076	09/26/2019		SPARKLETTS	\$186.71
	Invoice	Date	Description	Amount
	16916898 083019	08/30/2019	WATER DELIVERY	\$120.36
	17165913 083019	08/30/2019	WATER DELIVERY	\$66.35
72077	09/26/2019		STOTZ EQUIPMENT	\$459.91
	Invoice	Date	Description	Amount
	P12768	09/06/2019	PARTS FOR MOWER	\$459.91
72078	09/26/2019		SUPERIOR COURT OF CALIFORNIA,	\$8,634.50
	Invoice	Date	Description	Amount
	AUGUST 2019	09/10/2019	PARKING CITATIONS REPORT-AUG 2019	\$8,634.50
72079	09/26/2019		SURETECK, INC.	\$15,381.67

**CITY OF INDUSTRY
WELLS FARGO BANK
September 26, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	08012019-395	09/02/2019	ON-CALL MAINT FOR VARIOUS SITES	\$15,381.67
72080	09/26/2019		TAKE MY PICTURE, INC.	\$550.00
	Invoice	Date	Description	Amount
	PPGLTTT2019	09/11/2019	DOCUMENTARY PHOTOGRAPHY-TWENTIES FESTIVAL	\$550.00
72081	09/26/2019		TELEMANAGEMENT PROS INC.	\$1,500.00
	Invoice	Date	Description	Amount
	01252023367	08/26/2019	PHONE SUPPORT AND INSTALLATION	\$1,500.00
72082	09/26/2019		TETRA TECH, INC.	\$46,719.00
	Invoice	Date	Description	Amount
	51468990	07/25/2019	PRELIM DESIGN FOR STORMWATER CAPTURE	\$46,719.00
72083	09/26/2019		THE BIG NORWEGIAN	\$19,314.69
	Invoice	Date	Description	Amount
	55809	08/02/2019	LUBE/FILTER SVC-2000 JOHN DEERE	\$1,038.46
	55811	08/02/2019	REPAIR THROTTLE & SEAT-1975 SKIP LOADER	\$1,387.32
	55812	08/02/2019	BUMPER REPAIRS-2011 FORD	\$1,703.82
	55808	08/02/2019	REPLACE DRIVE LINE-2000 MOWER	\$1,612.04
	55814	08/02/2019	REPLACE WINDOWS & LOCK CABLE-2011 CAT	\$2,412.27
	55813	08/02/2019	REPLACE TRACKS-2005 CAT	\$9,015.45
	55810	08/02/2019	LUBE/FILTER SVC-2000 KUBOTA	\$2,145.33
72084	09/26/2019		THE TECHNOLOGY DEPOT	\$3,582.60
	Invoice	Date	Description	Amount
	11548	09/03/2019	NETWORK MAINT-SHERIFF'S STATION	\$284.25

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	11597	09/06/2019	NETWORK MAINT-TICKET #14426	\$123.75
	11596	09/06/2019	NETWORK MAINT-TICKET #14422	\$412.50
	11595	09/06/2019	NETWORK MAINT-TICKET #14419	\$827.50
	11594	09/06/2019	NETWORK MAINT-TICKET #14417	\$82.50
	11581	09/04/2019	NETWORK MAINT-TICKET #14386	\$745.00
	11568	09/03/2019	NETWORK MAINT-TICKET #14337	\$745.00
	11549	09/03/2019	NETWORK MAINT-OCT 2019	\$362.10
72085	09/26/2019		TPX COMMUNICATIONS	\$3,560.24
	Invoice	Date	Description	Amount
	120475037-0	08/31/2019	INTERNET SVC-CITY HALL	\$3,560.24
72086	09/26/2019		TPX COMMUNICATIONS	\$2,031.92
	Invoice	Date	Description	Amount
	120417297-0	08/31/2019	TEL/INTERNET SVC-HOMESTEAD	\$2,031.92
72087	09/26/2019		TURBO DATA SYSTEMS, INC	\$715.86
	Invoice	Date	Description	Amount
	30937	08/31/2019	CITATION PROCESSING-JUL/AUG 2019	\$715.86
72088	09/26/2019		U.S. BANK	\$1,750.00
	Invoice	Date	Description	Amount
	5467409	08/23/2019	COI-ADMIN FEES FOR 2009B GO REF BONDS	\$1,750.00
72089	09/26/2019		VANGUARD CLEANING SYSTEMS,	\$995.00
	Invoice	Date	Description	Amount
	75051	08/01/2019	JANITORIAL SVC-HOMESTEAD	\$995.00

**CITY OF INDUSTRY
WELLS FARGO BANK
September 26, 2019**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
72090	09/26/2019		VO, MIEN	\$1,620.00
Invoice	Date	Description	Amount	
PPHHTTT2019	09/11/2019	PRESENTATION/DANCE LESSONS-TWENTIES	\$1,620.00	
72091	09/26/2019		VORTEX INDUSTRIES, INC.	\$603.00
Invoice	Date	Description	Amount	
08-1370942	08/27/2019	REPAIR GATE-TONNER CYN	\$603.00	
72092	09/26/2019		WEATHERITE SERVICE	\$392.00
Invoice	Date	Description	Amount	
L183752	08/30/2019	A/C REPAIR-IBC	\$392.00	
72093	09/26/2019		WELLS FARGO	\$2,700.44
Invoice	Date	Description	Amount	
8/3-9/3/19	09/03/2019	CREDIT CARD EXPENSE P/E 9/3/19	\$2,700.44	
72094	09/26/2019		WORKMAN THEATER AND DANCE	\$300.00
Invoice	Date	Description	Amount	
TTT2019WTD	09/04/2019	DANCE PERFORMANCE-TWENTIES FESTIVAL	\$300.00	

Checks	Status	Count	Transaction Amount
	Total	108	\$1,206,895.21

CITY COUNCIL

ITEM NO. 5.2

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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CALL TO ORDER

The Regular Meeting of the City Council of the City of Industry, California, was called to order by Mayor Cory C. Moss at 9:02 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Mayor Moss

ROLL CALL

PRESENT: Cory C. Moss, Mayor
Cathy Marcucci, Mayor Pro Tem
Abraham Cruz, Council Member
Mark Radecki, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Troy Helling, City Manager; James M. Casso, City Attorney; Josh Nelson, Director of Public Works/City Engineer; and Julie Robles, Deputy City Clerk.

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR AUGUST 8, 2019

RECOMMENDED ACTION: RATIFY THE REGISTER OF DEMANDS FOR AUGUST 8, 2019.

2. CONSIDERATION OF THE REGISTER OF DEMANDS FOR AUGUST 22, 2019

RECOMMENDED ACTION: APPROVE THE REGISTER OF DEMANDS AND AUTHORIZE THE APPROPRIATE CITY OFFICIALS TO PAY THE BILLS.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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3. **CONSIDERATION OF THE MINUTES OF THE JULY 13, 2017 REGULAR MEETING, MAY 15, 2018 SPECIAL MEETING, JULY 26, 2018 SPECIAL MEETING, JUNE 27, 2019 REGULAR MEETING AND JULY 25, 2019 REGULAR MEETING**

RECOMMENDED ACTION: Approve as submitted.

4. **CONSIDERATION OF NOTICE OF COMPLETION FOR THE INDUSTRY HILLS GRAND ARENA PAINTING WITH MARISCAL PAINTING (AGREEMENT NO. DS-18-040-B, PROJECT NO. CIP-IH-18-028-B)**

RECOMMENDED ACTION: Authorize the City Engineer to execute the Notice of Completion.

5. **CONSIDERATION OF RESOLUTION NO. CC 2019-40 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, FIXING THE RATE OF TAXES AND LEVYING TAXES FOR THE 2019/20 FISCAL YEAR ON PROPERTY WITHIN THE CITY TO PAY THE BONDED OR OTHER INDEBTEDNESS OF THE CITY**

RECOMMENDED ACTION: Approve Resolution No. CC 2019-40.

6. **CONSIDERATION OF RESOLUTION NO. CC 2019-39 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, FIXING THE AMOUNT OF REVENUE FROM PROPERTY TAXES NECESSARY TO PAY THE BONDED OR OTHER INDEBTEDNESS OF THE CITY ACCRUING DURING THE 2019/20 FISCAL YEAR**

RECOMMENDED ACTION: Approve Resolution No. CC 2019-39.

Council Member Radecki recused himself from check number 71850 for item 1 (Register of Demands) due to a potential or actual financial conflict of interest in that he is employed by Square Root Golf and Landscape.

Council Member Cruz recused himself from check number 71850 for item 1 (Register of Demands) due to a potential or actual financial conflict of interest in that he was previously employed by Square Root Golf & Landscape.

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Council Member Ruggles recused himself from check number 71810 for item 1 (Register of Demands) due to a potential or actual financial conflict of interest in that he is employed by Haddick's Auto Body.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RUGGLES THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE REMAINING ITEMS LISTED ON THE CONSENT CALENDAR, WITH COUNCIL MEMBER RADECKI AND COUNCIL MEMBER CRUZ BOTH RECUSING THEMSELVES FROM CHECK NUMBER 71850 ON ITEM 1 (REGISTER OF DEMANDS) AND COUNCIL MEMBER RUGGLES RECUSING HIMSELF FROM CHECK NUMBER 71810 ON ITEM 1 (REGISTER OF DEMANDS). MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, RADECKI, RUGGLES, MARCUCCI, MOSS
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	NONE
ABSTAIN	COUNCIL MEMBERS:	NONE

ACTION ITEMS

6.1 CONSIDERATION OF CHANGE ORDER NO. 1 FOR CONTRACT NO. CITY-1420R, WALNUT DRIVE SOUTH WIDENING AND STORM DRAIN IMPROVEMENTS (IPD 233), WITH PALP INC. DBA EXCEL PAVING COMPANY

RECOMMENDED ACTION: Approve Change Order No. 1 and authorize the Mayor to execute the Change Order.

Director of Public Works/City Engineer Josh Nelson, provided a staff report and was available to answer any questions.

MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE CHANGE ORDER NO. 1 AND AUTHORIZE THE MAYOR TO EXECUTE THE CHANGE ORDER. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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AYES: COUNCIL MEMBERS: CRUZ, RADECKI, RUGGLES, MARCUCCI,
MOSS
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

6.2 CONSIDERATION OF A MEMORANDUM OF AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND MEMBER AGENCIES FOR ADMINISTRATION AND COST SHARING FOR CONTINUED IMPLEMENTATION OF THE UPPER SAN GABRIEL RIVER COORDINATED INTEGRATED MONITORING PROGRAM (JN-7446)

RECOMMENDED ACTION: Approve the Agreement.

MOTION BY COUNCIL MEMBER CRUZ, AND SECOND BY MAYOR PRO TEM MARCUCCI TO APPROVE THE AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, RADECKI, RUGGLES, MARCUCCI,
MOSS
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

6.3. CONSIDERATION OF A LICENSE AGREEMENT WITH SOUTHERN CALIFORNIA GAS COMPANY FOR ACCESS TO ASSESSOR'S PARCEL NUMBER 8264-004-908, LOCATED AT HATCHER ROAD AND RAILROAD STREET (MP 99-60 #10)

RECOMMENDED ACTION: Approve the Agreement.

Director of Public Works/City Engineer Josh Nelson, provided a staff report and was available to answer any questions.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER CRUZ TO APPROVE THE AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

CITY COUNCIL REGULAR MEETING MINUTES
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AYES: COUNCIL MEMBERS: CRUZ, RADECKI, RUGGLES, MARCUCCI,
MOSS
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

6.4 CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH THE TECHNOLOGY DEPOT, INC., FOR INFORMATION TECHNOLOGY SUPPORT SERVICES, EXTENDING THE TERM THROUGH JUNE 30, 2020, AND INCREASING THE COMPENSATION BY \$185,000

RECOMMENDED ACTION: Approve the Amendment.

City Manager Troy Helling, provided a staff report and was available to answer any questions.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RUGGLES TO APPROVE THE AMENDMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, RADECKI, RUGGLES, MARCUCCI,
MOSS
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

6.5 CONSIDERATION OF RESOLUTION NO. CC 2019-41 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, APPROVING A DONATION TO THE EAST SAN GABRIEL VALLEY COALITION FOR THE HOMELESS IN THE AMOUNT OF \$25,000.00 FOR ITS HOMELESS PROGRAMS

RECOMMENDED ACTION: Adopt Resolution No. CC 2019-41.

City Manager Troy Helling, provided a staff report and was available to answer any questions. Richard Hopkins and Bob McKennon from the East San Gabriel Valley Coalition for the Homeless both spoke on the success of the program and thanked the City for their support and donation.

CITY COUNCIL REGULAR MEETING MINUTES
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MOTION BY COUNCIL MEMBER RADECKI, AND SECOND BY COUNCIL MEMBER CRUZ TO ADOPT RESOLUTION NO. CC 2019-41. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, RADECKI, RUGGLES, MARCUCCI,
MOSS
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

6.6 CONSIDERATION OF RESOLUTION NO. CC 2019-42 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, APPROVING A DONATION TO PRICELESS PETS IN THE AMOUNT OF \$2,500 FOR ITS PET ADOPTION PROGRAM

RECOMMENDED ACTION: Adopt Resolution No. CC 2019-42.

Public Affairs Manager Sam Pedroza, provided a staff report and was available to answer any questions.

MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RUGGLES TO ADOPT RESOLUTION NO. CC 2019-42. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, RADECKI, RUGGLES, MARCUCCI,
MOSS
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

6.7 CONSIDERATION OF RESOLUTION NO. CC 2019-43 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, APPROVING A DONATION TO HAND IN PAW IN THE AMOUNT OF \$2,500 FOR ITS PET ADOPTION PROGRAM

RECOMMENDED ACTION: Adopt Resolution No. CC 2019-43.

Public Affairs Manager Sam Pedroza, provided a staff report and was available to answer any questions.

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MOTION BY MAYOR PRO TEM MARCUCCI, AND SECOND BY COUNCIL MEMBER RUGGLES TO ADOPT RESOLUTION NO. CC 2019-43. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, RADECKI, RUGGLES, MARCUCCI,
MOSS
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

6.8 CONSIDERATION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ANNEALTA GROUP, FOR PLANNING SERVICES TO EXTEND THE TERM TO JUNE 30, 2025, INCREASE COMPENSATION BY \$8,485,156, AND ADD A RENTAL FEE FOR USE OF CITY OFFICE FACILITIES

RECOMMENDED ACTION: Approve the Amendment.

City Manager Troy Helling, corrected the dollar amount and the date of term, due to a typo on the agenda. It should have read to extend the term to June 30, 2023 and increase compensation by \$5,290,896.00. He then provided a staff report and was available to answer any questions.

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER RADECKI TO APPROVE THE AMENDMENT WITH THE CORRECTIONS STATED. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS: CRUZ, RADECKI, RUGGLES, MARCUCCI,
MOSS
NOES: COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE
ABSTAIN COUNCIL MEMBERS: NONE

6.9 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH C & C ENGINEERING, INC., FOR ENGINEERING SERVICES TO AMEND THE SCOPE OF SERVICES AND ADD A RENTAL FEE FOR USE OF CITY OFFICE FACILITIES (CITY, SAIUDA, IPUC)

RECOMMENDED ACTION: Approve the Amendment.

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City Manager Troy Helling, provided a staff report and was available to answer any questions.

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY MAYOR PRO TEM MARCUCCI TO APPROVE THE AMENDMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	CRUZ, RADECKI, RUGGLES, MARCUCCI, MOSS
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	NONE
ABSTAIN	COUNCIL MEMBERS:	NONE

7. CITY COUNCIL COMMITTEE REPORTS

There were none.

8. AB 1234 REPORTS

There were none.

9. CITY COUNCIL COMMUNICATIONS

Mayor Moss thanked everyone who came to the California Contract Cities event last night. She also thanked Fire Station #118 for the tour that was recently provided and mentioned her appreciation of the relationship building with the first responders. In addition this Saturday night is the last speedway event of the season and welcomed everyone to come out. Mayor Moss also stated that this event has been getting media coverage and is a lot of fun.

10. CLOSED SESSION

Deputy City Clerk Julie Robles, announced there was a need for Closed Session as follows:

- 10.1 PUBLIC EMPLOYEE APPOINTMENT
Pursuant to Government Code Section 54957(b)(1)
Title: City Clerk

CITY COUNCIL REGULAR MEETING MINUTES
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10.2 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code section 54956.9(d)(1)

Case: San Gabriel Valley Water and Power, LLC v. City of Chino Hills; *et al.*

Superior Court of California, County of San Bernardino

Case No.: CIVDS 1904434

There were no public comments on the Closed Session item.

Mayor Moss recessed the meeting into Closed Session at 9:32 a.m.

RECONVENE CITY COUNCIL MEETING

Mayor Moss reconvened the meeting at 10:12 a.m. All members of the City Council were present.

City Attorney Casso reported out of Closed Session.

With regard to Closed Session items 10.1, a vote of 5-0, to offer the City Clerk position to Julie Robles. Ms. Robles accepted the position effective immediately.

Closed session item 10.2 was pulled.

ADJOURNMENT

There being no further business, the City Council adjourned at 10:14 a.m.

CORY C. MOSS
MAYOR

JULIE ROBLES
CITY CLERK

CITY COUNCIL

ITEM NO. 5.3



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Moss and Members of the City Council

FROM: Troy Helling, City Manager *TH*

STAFF: Joshua Nelson, City Engineer *JN*
Arlene Lopez, Project Manager, CNC Engineering *AL*

DATE: September 26, 2019

SUBJECT: Consideration of Amendment No. 1 to the Professional Services Agreement with Interior Images, Inc., to provide interior design services for the improvement and renovation of various areas at El Encanto Healthcare Facility, increasing total compensation by \$20,000.00 through February 28, 2021

Background:

On February 28, 2019, the City Council approved a Professional Services Agreement ("Agreement") with Interior Images, Inc. for interior design services for various improvements at El Encanto Healthcare Facility, in an amount not to exceed \$58,885.00. These areas include, but are not limited to, corridors, dining rooms, the rehabilitation room, the computer lab, and nurses' stations. Interior Images is an interior design firm specializing in senior housing, including skilled nursing facilities. Interior Images has completed the plans and specifications for the various interior improvements to El Encanto Healthcare Facility in accordance with California's Office of Statewide Health Planning and Development ("OSHPD") requirements and regulations.

Discussion:

During the design phase, additional hours not anticipated at the beginning of the project was spent due to an expanded scope of work including additional flooring, painting, and window treatments in the front lobby and administrative offices. Additional time was also needed to research available materials, such as carpeting and wall coverings, for longevity and durability. Also added were additional flooring to be installed in the medicine rooms adjacent to all three nurses' stations as well as specifying a carpet with a walk-off material within the time clock corridor and various exit doors.

Extra research was needed to ensure compliance with the California Department of Public Health ("CDPH") ombudsman, Resident Rights, license and survey information for the placement of the required postings. This information was incorporated into the artwork plan including additional notes and verification of artwork placement in accordance with all OSHPD codes and requirements. And during construction, project management of the

placement of art and signage per the Art Plan will be required to ensure compliance with CDPH and OSHPD code requirements. Since construction is estimated to begin in January 2020, Amendment No. 1 will extend the Agreement's term from February 28, 2020 to February 28, 2021 to allow for continued project management services during construction.

Fiscal Impact:

The El Encanto Healthcare and Habilitation Center project (Project No. CIP-FAC-19-064-B) is included in the 2018-2019 Capital Improvement Program Adopted Budget in the amount of \$465,000. The 2015 Sales Tax Bond Proceeds has been allocated to the Capital Improvements - El Encanto C.I.P.- Planning, Survey and Design (Account No. 120-712-5130). No additional appropriations are needed at this time.

Recommendation:

Staff recommends that the City Council approve Amendment No. 1 to the Agreement with Interior Images, Inc., increasing the total compensation by \$20,000.00 through February 28, 2021.

Exhibit:

- A. Amendment No. 1 to the Professional Services Agreement with Interior Images, Inc.

TH/JN/DB:jv

EXHIBIT A

Amendment No. 1 to the Professional Services Agreement with Interior Images, Inc.

[Attached]

**AMENDMENT NO. 1
TO PROFESSIONAL SERVICES AGREEMENT WITH
INTERIOR IMAGES, INC.**

This Amendment No. 1 to the Professional Services Agreement (“Agreement”) is made and entered into this 26th day of September, 2019, (“Effective Date”) by and between the City of Industry, a California municipal corporation (“City”) and Interior Images, Inc., a California Corporation (“Consultant”). The City and Consultant are hereinafter collectively referred to as the “Parties”.

RECITALS

WHEREAS, on or about February 28, 2019, the Agreement was entered into and executed between the City and Consultant to provide interior design services at El Encanto Healthcare Facility and Habilitation Center; and

WHEREAS, the Parties desire to amend the Agreement to increase compensation by \$20,000.00 for additional scope of services that includes design and specifications for flooring, painting and window treatments in the lobby and administrative offices, research for proper compliance with regulating agencies, and project management services during construction; and

WHEREAS, the Parties desire to amend the Agreement to extend the Term through February 28, 2021; and

WHEREAS, for the reasons set forth herein, the City and Consultant desire to enter into this Amendment No. 1, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

Section 1. TERM

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than February 28, 2021, unless sooner terminated pursuant to the provisions of this Agreement.

Section 4. PAYMENT

The second sentence of Section 4(a) is hereby amended to read in its entirety as follows:

This amount shall not exceed Seventy-Eight Thousand Eight Hundred Eighty-Five Dollars (\$78,885.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

Section 14. NOTICES

The address for James M. Casso is hereby revised to read in its entirety as follows:

James M. Casso, City Attorney
Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746

Exhibit A Scope of Services

The Scope of Services is hereby rescinded in its entirety and replaced with in Attachment 1, attached hereto, and incorporated herein by reference.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 1 to the Agreement as of the Effective Date.

“CITY”
City of Industry

“CONSULTANT”
Interior Images, Inc.

By: _____
Troy Helling, City Manager

By: _____
Cheryl A. Sanders, President

Attest:

By: _____
Julie Gutierrez-Robles, City Clerk

APPROVED AS TO FORM

By: _____
James M. Casso, City Attorney

ATTACHMENT 1

EXHIBIT A

SCOPE OF SERVICES

Consultant shall provide interior design services for the improvement and renovation of various areas at El Encanto Healthcare Facility, located at 555 El Encanto Road City of Industry CA, including, but not limited to, corridors, dining rooms, the rehabilitation room, the computer lab, and nurse's stations from the design phase through installation.

Consultant shall provide plans specifications for materials and goods to be purchased including the basic categories of flooring, wall finishes, window treatments, cabinetry finishes, handrails and bumper guards, as well as for miscellaneous finishes such as; furniture, moveable lighting, signage, art and accessories. See also the Deliverables table in Item 4 below 4: Design Development/Drafting for all drawing documentation to be furnished by the consultant. The renovations of the following locations shall be included in the plans and specifications to be provided by the Consultant:

1. All Corridors except those in the DD area
2. The Dana Point Dining Room
3. The Venice Dining Room
4. The Balboa Dining Room
5. The Rehab Room
6. The Computer Lab
7. Resurfacing of Nurses Stations (3)

I. BASIC SERVICES:

1. Programming

- a. The evaluation and development of a design concept, color scheme and scope of work, as it relates to a proposed budget.
- b. Assess and program the furniture fixtures and equipment ("FF&E") needs of all areas.

2. Research

- a. Materials research and conferring with the City and Staff, including higher impact, lower wall coverings.
- b. Explore all possible options for the accepted design concept and color pallet; including all drapery and upholstery fabrics, floor coverings, paint colors, furniture and cabinetry finishes, lighting styles, signage and accessories.
- c. Review of all code compliance including ADA, Life/Safety, Seismic, Infection Control, Wayfinding and any other licensing survey code compliance issues.

- d. Research and provide compliance for required postings, as provided in the artwork plan, with California Department of Public Health ombudsman, resident Rights, license and survey information.
- e. Explore possibility of a custom color within the selected carpet specification in order to extend the product life with a darker color.

3. Specification

- a. The determination of the correct size, shape, function and placement of furniture, equipment (such as small appliances), office equipment, timeclocks, rehab equipment, handrails, moveable lights and accessories.
- b. The designation of specific materials and finishes selected from what was previously gathered during the research phase. Includes colors, sizes, code compliance and pricing for all materials needed.
- c. The documentation of all finishes, locations and materials as they relate to the budget.
- d. Consultant shall submit all specifications for the City to include in the City's specification template documents
- e. Specify and document additional flooring for medical rooms and three nurses' stations.
- f. Additional walk-off material for the time clock corridor and various exit doors.
- g. Flooring, painting and window treatments for the front lobby and administration offices.
- h. Documentation of the first corridor by nurse station no.1 for the new location of the security guard, including physical adjustments to the space.

Exclusions:

- 1. Consultant is not responsible for the layout, coordination or installation of I.T. or low voltage cabling, other than the determination of the locations of TV's, computers, copiers, fax machines, nurse call monitoring or patient alarms.
- 2. Consultant is not responsible for the design or specification of commercial ceilings, unless specifically requested by the City and may be classified as "Additional Services".
- 3. Consultant is not responsible for the specification of anything from the Mechanical, Electrical, Plumbing or Landscaping disciplines.
- 4. Consultant is not responsible for the competitive, bidding processes for the City or of third-party subcontractors or vendors.

4. Design Development/Drafting

- a. To further the overall design of the project in coordination with the City, through the evaluation of the anticipated function and flow of facility operations throughout the given spaces, as they relate to the interior design scope of work.
- b. To produce computer generated CAD/Revit drawings and coordinate with the City to execute the intent above (a).

- c. Draft all drawings necessary in CAD/Revit and create the Document Deliverables listed below.

General Notes/Requirements
Furniture & Small Equipment Floorplans (as needed)
Responsibility Matrix (as needed)
Paint Plans & Schedule
Flooring Plans & Schedule
Cabinetry Elevations (as needed)
Finish Schedule – All Interior Finishes as needed

5. Presentation

- a. The initial programming work will conclude with a presentation showing all of the proposed materials, fabrics and finishes to be used in order to complete the project, including prices for same. This presentation will demonstrate the final interior design concept through the use of large samples of all materials to be used, vendor catalog photos, computer generated floor plans, furniture layouts and elevations in person to the representative of the City. This does not include a standard Materials Presentation Board, which will only be produced at the specific request of the City and will be billed as “Additional Services”.

6. Project Management

- a. The evaluation of job progress on site and coordination with any sub-contractor’s work, as it relates to the Consultant’s scope of work.
- b. The reselection of any materials or goods that have been discontinued or are no longer available, after the presentation.
- c. Place the art as called out in the General Notes on the Art Plan ensuring compliance with CDPH and OSHPD code requirements.
- d. Review of all RFP’s, responses to RFPs and shop drawings.
- e. To be on site as needed and requested by the City to oversee installation.

7. Installation

- a. To supervise the installation of all items included in the Consultant’s scope of work. Jobsite visits will be only as needed.

EXHIBIT A TO AMENDMENT NO. 1
PROFESSIONAL SERVICES AGREEMENT WITH INTERIOR IMAGES, INC. DATED
FEBRUARY 28, 2019

CITY OF INDUSTRY

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT ("Agreement"), is made and effective as of February 28, 2019 ("Effective Date"), between the City of Industry, a municipal corporation ("City") and Interior Images, Inc., a California corporation ("Consultant"). The City and Consultant are hereinafter collectively referred to as the "Parties".

RECITALS

WHEREAS, City desires to engage Consultant to perform the services described herein, and Consultant desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

1. TERM

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than February 28, 2020, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

(a) Consultant shall perform the tasks ("Services") described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. ("Scope of Services"). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of the City. The Services shall be performed by Consultant, unless prior written approval is first obtained from the City. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) City shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Consultant shall perform all Services in a manner reasonably satisfactory to the City and in a first-class manner in conformance with the standards of quality normally observed by an entity providing interior design services at El Encanto Healthcare and Habilitation Center, serving a municipal agency.

(d) Consultant shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*). During the term of this

Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working on the Effective Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) City has not consented in writing to Consultant's performance of such work. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous twelve (12) months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for Services performed pursuant to this Agreement, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Consultant represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Consultant or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. MANAGEMENT

City Manager shall represent the City in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant, but shall have no authority to modify the Services or the compensation due to Consultant.

4. PAYMENT

(a) The City agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B ("Rate Schedule"), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed Fifty-Eight Thousand Eight Hundred Eighty-Five Dollars (\$58,885.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by City and Consultant at the time City's written authorization is given to Consultant for the performance of said services.

(c) Consultant shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as

practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

5. SUSPENSION OR TERMINATION OF AGREEMENT

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant shall submit an invoice to the City pursuant to Section 5 of this Agreement.

6. OWNERSHIP OF DOCUMENTS

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to review such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant. With respect to computer files, Consultant shall make available to the City, at the Consultant's office, and upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Consultant hereby grants to City all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Consultant in the course of providing the services under this

Agreement. All reports, documents, or other written material developed by Consultant in the performance of the Services pursuant to this Agreement, shall be and remain the property of the City.

7. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless the City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or Subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity for other than professional liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

(c) DUTY TO DEFEND. In the event the City, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Consultant shall have an immediate duty to defend the City at Consultant's cost or at City's option, to reimburse the City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by City is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Consultant and City, as to whether liability arises from the sole negligence of the City or its officers, employees, or agents, Consultant will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating the City as solely negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

8. INSURANCE

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit C attached hereto and incorporated herein by reference.

9. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to the City a wholly independent consultant and/or independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultants exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against the City, or bind the City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

10. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

11. UNDUE INFLUENCE

Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

12. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her

tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

13. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City, unless otherwise required by law or court order.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within the City, unless Consultant is prohibited by law from informing the City of such Discovery, court order or subpoena. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless City is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Consultant in such proceeding, Consultant agrees to cooperate fully with the City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

14. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To City: City of Industry
15625 E. Stafford, Suite 100
City of Industry, CA 91744
Attention: City Manager

With a Copy To: Casso & Sparks, LLP
13200 Crossroads Parkway North, Suite 345
City of Industry, CA 91746
Attention: James M. Casso, City Attorney

To Consultant:

Interior Images, Inc.
4845 Green Crest Drive
Yorba Linda, CA 92887
Attention: Cheryl A. Sanders, President

15. ASSIGNMENT

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City.

Before retaining or contracting with any subconsultant for any services under this Agreement, Consultant shall provide City with the identity of the proposed subconsultant, a copy of the proposed written contract between Consultant and such subconsultant which shall include an indemnity provision similar to the one provided herein and identifying City as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subconsultant carries insurance at least equal to that required by this Agreement or obtain a written waiver from the City for such insurance.

Notwithstanding Consultant's use of any subconsultant, Consultant shall be responsible to the City for the performance of its subconsultant as it would be if Consultant had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between the City and any subconsultant employed by Consultant. Consultant shall be solely responsible for payments to any subconsultants. Consultant shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the services performed by a subconsultant under this Agreement.

16. GOVERNING LAW/ATTORNEYS' FEES

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of or relating to the Services provided by Consultant under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled.

17. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

18. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

19. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

20. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

21. WAIVER

The waiver by City or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing.

22. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

23. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

"CITY"
City of Industry

"CONSULTANT"
Interior Images, Inc.

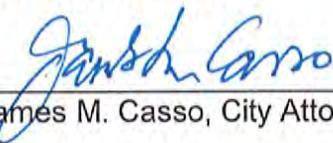
By: 
Troy Helling, City Manager

By: 
Cheryl A. Sanders, President

Attest:

By: Julie Gutierrez-Robles, Deputy City Clerk

Approved as to form:

By: 
James M. Casso, City Attorney

Attachments: Exhibit A Scope of Services
 Exhibit B Rate Schedule
 Exhibit C Insurance Requirements

EXHIBIT A

SCOPE OF SERVICES

Consultant shall provide interior design services for the improvement and renovation of various areas at El Encanto Healthcare Facility, located at 555 El Encanto Road City of Industry CA, including, but not limited to, corridors, dining rooms, the rehabilitation room, the computer lab, and nurse's stations from the design phase through installation.

Consultant shall provide plans specifications for materials and goods to be purchased including the basic categories of flooring, wall finishes, window treatments, cabinetry finishes, handrails and bumper guards, as well as for miscellaneous finishes such as; furniture, moveable lighting, signage, art and accessories. See also the Deliverables table in Item 4 below 4: Design Development/Drafting for all drawing documentation to be furnished by the consultant. The renovations of the following locations shall be included in the plans and specifications to be provided by the Consultant:

1. All Corridors except those in the DD area
2. The Dana Point Dining Room
3. The Venice Dining Room
4. The Balboa Dining Room
5. The Rehab Room
6. The Computer Lab
7. Resurfacing of Nurses Stations (3)

I. BASIC SERVICES:

1. Programming

- a. The evaluation and development of a design concept, color scheme and scope of work, as it relates to a proposed budget.
- b. Assess and program the furniture fixtures and equipment ("FF&E") needs of all areas.

2. Research

- a. Materials research and conferring with the City.
- b. Explore all possible options for the accepted design concept and color pallet; including all drapery and upholstery fabrics, floor coverings, paint colors, furniture and cabinetry finishes, lighting styles, signage and accessories.
- c. Review of all code compliance including ADA, Life/Safety, Seismic, Infection Control, Wayfinding and any other licensing survey code compliance issues.

3. Specification

- a. The determination of the correct size, shape, function and placement of furniture, equipment (such as small appliances), office equipment, timeclocks, rehab equipment, handrails, moveable lights and accessories.

- b. The designation of specific materials and finishes selected from what was previously gathered during the research phase. Includes colors, sizes, code compliance and pricing for all materials needed.
- c. The documentation of all finishes, locations and materials as they relate to the budget.
- d. Consultant shall submit all specifications for the City to include in the City's specification template documents

Exclusions:

- 1. Consultant is not responsible for the layout, coordination or installation of I.T. or low voltage cabling, other than the determination of the locations of TV's, computers, copiers, fax machines, nurse call monitoring or patient alarms.
- 2. Consultant is not responsible for the design or specification of commercial ceilings, unless specifically requested by the City and may be classified as "Additional Services".
- 3. Consultant is not responsible for the specification of anything from the Mechanical, Electrical, Plumbing or Landscaping disciplines.
- 4. Consultant is not responsible for the competitive, bidding processes for the City or of third-party subcontractors or vendors.

4. Design Development/Drafting

- a. To further the overall design of the project in coordination with the City, through the evaluation of the anticipated function and flow of facility operations throughout the given spaces, as they relate to the interior design scope of work.
- b. To produce computer generated CAD/Revit drawings and coordinate with the City to execute the intent above (a).
- c. Draft all drawings necessary in CAD/Revit and create the Document Deliverables listed below.

General Notes/Requirements
Furniture & Small Equipment Floorplans (as needed)
Responsibility Matrix (as needed)
Paint Plans & Schedule
Flooring Plans & Schedule
Cabinetry Elevations (as needed)
Finish Schedule – All Interior Finishes as needed

5. Presentation

- a. The initial programming work will conclude with a presentation showing all of the proposed materials, fabrics and finishes to be used in order to complete the project, including prices for same. This presentation will demonstrate the final interior design concept through the use of large samples of all materials to be used, vendor catalog photos, computer generated floor plans, furniture layouts and elevations in person to the

representative of the City. This does not include a standard Materials Presentation Board, which will only be produced at the specific request of the City, and will be billed as "Additional Services".

6. Project Management

- a. The evaluation of job progress on site and coordination with any sub-contractors' work, as it relates to the Consultant's scope of work.
- b. The reselection of any materials or goods that have been discontinued or are no longer available, after the presentation.
- c. Review of all RFP's, responses to RFPs and shop drawings.
- d. To be on site as needed and requested by the City to oversee installation.

7. Installation

- a. To supervise the installation of all items included in the Consultant's scope of work. Jobsite visits will be only as needed.

EXHIBIT B

RATE SCHEDULE

Senior Designer/Project Manager	\$165.00/hour
Associate Designer/Draftsman	\$140.00/hour
Intermediate Designer/Draftsman	\$130.00/hour
Design Assistant/Draftsman	\$100.00/hour
Purchasing Coordinator	\$ 75.00/hour

ADDITIONAL SERVICES: Additional Services are those services either requested by the City that are outside the scope of the Basic Services listed, or those services required in order to meet any unexpected compliance required by any governmental agency. These services will be billed at the hourly rates listed above, and are in addition to the not-to-exceed amount agreed to by the City.

REIMBURSABLE EXPENSES: Consultant shall be reimbursed for out-of-pocket expenses incurred on behalf of the project such as messenger services, printing and other forms of reproducing drawings, specifications and documents. These expenses will be invoiced at our cost.

EXHIBIT C

INSURANCE REQUIREMENTS

Without limiting Consultant's indemnification of City, and prior to commencement of the Services, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to the City.

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

Consultant shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of the City, its officers, agents, employees and volunteers.

Proof of insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this contract. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from

or in connection with the performance of the Services hereunder by Consultant, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant, or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

City's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by the City. The City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the City.

Timely notice of claims. Consultant shall give the City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

CITY COUNCIL

ITEM NO. 5.4



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Moss and Members of the City Council

FROM: Troy Helling, City Manager *TH*

STAFF: Julie Gutierrez-Robles, City Clerk *JGR*

DATE: September 26, 2019

SUBJECT: Second reading and adoption of Ordinance No. 806 of the City Council of the City of Industry, California adding Section 17.08.045 (Collectible Mall) to Chapter 17.08 (Definitions), and amending Section 17.12.025 (Uses Permitted with Conditional Use Permit), of Title 17 (Zoning), of the City of Industry Municipal Code, to permit Collectible Malls in the Commercial Zone upon approval of a Conditional Use Permit.

Recommendation:

Conduct second reading, by title only, and adopt Ordinance No. 806 to amend Title 17 (Zoning) of the City of Industry Municipal Code, specifically creating Section 17.08.045 for Chapter 17.08 (Definitions) and adding a new use to Chapter 17.12 (Commercial Zone). The requested changes will allow for a "collectible mall" to be a permitted use in the City with approval of a Conditional Use Permit. The revisions to the Code will include a definition for "collectible mall" and list "collectible mall" as a permitted use, subject to approval of a CUP, under Section 17.12.025.

Project Background:

On September 12, 2019, the City Council conducted a public hearing and the first reading and introduction of Ordinance No. 806. In summary the ordinance will allow for a "collectible mall" to be a permitted use in the City with approval of a Conditional Use Permit. The revisions to the Code will include a definition for "collectible mall" and list "collectible mall" as a permitted use, subject to approval of a CUP, under Section 17.12.025.

General Plan Goals and Policy's

Approval of this item supports the City's goal and policies in the City of Industry General Plan (LU2, LU2-1, LU2-2) as it will create a competitive business climate by offering a unique commercial use that will specialize in the sale of retail items by multiple businesses under one (1) 100,000 square-foot building; thus, contributing to sales tax and jobs.

Fiscal Impact:

Ordinance No. 806 will have a positive fiscal impact on the City of Industry.

Attachments:

- 1) Ordinance No. 806
- 2) Staff Report dated September 12, 2019

Attachment 1

Ordinance No. 806

[Attached]

ORDINANCE NO. 806

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADDING SECTION 17.08.045 (COLLECTIBLE MALL) TO CHAPTER 17.08 (DEFINITIONS), AND AMENDING SECTION 17.12.025 (USES PERMITTED WITH CONDITIONAL USE PERMIT) OF CHAPTER 17.12 (COMMERCIAL ZONE), OF TITLE 17 (ZONING), OF THE CITY OF INDUSTRY MUNICIPAL CODE, TO PERMIT COLLECTIBLE MALLS IN THE COMMERCIAL ZONE UPON APPROVAL OF A CONDITIONAL USE PERMIT, AND ADOPTING A NEGATIVE DECLARATION REGARDING SAME

WHEREAS, on May 19, 2019, Janet Zamarripa with Frank & Son Collectible Show (“Applicant”) filed a complete application requesting the approval of a Zoning Code amendment to add Section 17.08.045 (Collectible Mall) to Chapter 17.08 (Definitions), and to amend Section 17.12.025 (Uses permitted with conditional use permit) of Chapter 17.12 (Commercial Zone) of Title 17 (Zoning) of the City of Industry Municipal Code, to permit collectible malls in the City’s Commercial Zone, upon approval of a Conditional Use Permit; and

WHEREAS, in accordance with the provisions of the California Environmental Quality Act (“CEQA”), (Cal. Pub. Resources Code §§21000 *et seq.*), an initial study was performed, the result of which was the preparation and circulation of a negative declaration (“IS/ND”) analyzing the proposed Zoning Code amendment (“Project”) and concluding that the approval of the Project does not have a significant effect on the environment, because the impacts of the Project fall to levels below established CEQA thresholds of significance. No grading and/or construction is proposed as part of the Project. Future site-specific development proposing a collectible mall must obtain a conditional use permit with the City, and is subject to the applicable development review and approval process. At the time each site-specific development is proposed, the City will evaluate each project to determine if an Initial Study should be prepared to determine if there are any potential impacts; and

WHEREAS, the IS/ND was circulated for a 20-day public review period, beginning on July 17, 2019 and ending on August 6, 2019, during which time members of the public were invited to comment on the environmental analysis and conclusions for the proposed Project; and

WHEREAS, notice of the Planning Commission’s August 6, 2019 public hearing on the proposed Project was published in *The San Gabriel Valley Tribune* on July 26, 2019 in compliance with the City’s Code, and Government Code Section 65091; and

WHEREAS, on August 6, 2019, the Planning Commission of the City of Industry conducted a duly noticed public hearing on the proposed Zoning Code amendment, and considered all testimony written and oral; and

WHEREAS, the Planning Commission reviewed and carefully considered the information, including all comment letters submitted, and made the findings set forth herein, and based upon substantial evidence presented to the Planning Commission during the public hearing on August 06, 2019, including public testimony and oral staff reports, the Planning Commission

recommended that the City Council adopt the Zoning Code amendment set forth herein, and adopt the IS/ND regarding same; and

WHEREAS, notice of the City Council's September 12, 2019 public hearing on the proposed Zoning Code amendment was published in *The San Gabriel Valley Tribune* on September 02, 2019, in compliance with the City's Code, and Government Code Section 65091; and

WHEREAS, on September 12, 2019, the City Council of the City of Industry conducted a duly noticed public hearing on the proposed Zoning Code amendment, and considered all testimony written and oral; and

WHEREAS, the City Council reviewed and carefully considered the information in the IS/ND, including all comment letters submitted, and makes the findings set forth herein, and adopts the IS/ND with comments incorporated, as an objective document that reflects the independent judgment and analysis of the City in the discussion of the project's environmental impacts; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings.

The City Council finds that based upon substantial evidence presented to the City Council during the September 12, 2019 public hearing, including public testimony and oral staff reports, that all of the facts set forth in the Recitals, are true and correct, and are incorporated herein by reference.

SECTION 2. CEQA.

- a. The IS/ND for the Project including any comment letters received, is attached hereto as Exhibit A and are incorporated by reference as part of this Ordinance, as if each were set forth fully herein.
- b. The documents and other material constituting the record for these proceedings are located at the Planning Department for the City of Industry, 15625 East Stafford Street, City of Industry, California 91744.
- c. The proposed Project is consistent with the City's General Plan because it assists the City in maintaining a vibrant economy by offering an additional permitted use in the City's Commercial Zone. The new use also adds to the blend of businesses in the City, consistent with Goal LU2, and brings new jobs to the City, consistent with Policy LU2-2.
- d. In accordance with CEQA, the City Council has considered the IS/ND for the Project, including any comments received, and based on the entirety of the record, as described above, the City Council, exercising its independent judgment and analysis makes the following findings regarding the environmental analysis of the project:
 - i. For the reasons set forth in this Ordinance, the City Council finds that there is no substantial evidence in the record supporting a fair argument that approval of the Project will result in a significant environmental effect. The result of the

Initial Study resulted in the determination that a Negative Declaration was prepared for this Project. The Project is administrative in nature. It involves an amendment to the City of Industry Municipal Code to allow collectible mall uses upon approval of a CUP in the Commercial Zone. No grading and/or construction is proposed as part of the Project. Future site-specific development proposing a collectible mall must obtain a conditional use permit with the City, and is subject to the applicable development review and approval process. At the time each site-specific development is proposed, the City will evaluate each project to determine if an Initial Study should be prepared to determine if there are any potential impacts.

- ii. The City Council of the City of Industry hereby makes the findings contained in this Ordinance, and adopts the IS/ND for the Project.

Section 3. Zoning Code Amendment Findings.

Pursuant to Government Code Section 65855, the proposed Project is consistent with the City's General Plan because it assists the City in maintaining a vibrant economy by offering an additional permitted use in the City's Commercial Zone. The new use also adds to the blend of businesses in the City, consistent with Goal LU2, and brings new jobs to the City, consistent with Policy LU2-2.

Section 4. Municipal Code Amendment. Section 17.08.045 (Collectible Mall) is hereby added to Chapter 17.08 (Definitions), of Title 17 (Zoning) of the City of Industry Municipal Code, and shall read in its entirety as follows:

“Collectible mall” is a retail use where two or more businesses under separate ownership are located within a single building with a minimum footprint of 100,000 square-feet, for the sale of items that are suitable for collection, originally a work of fine art, antique, or traditionally collected as a hobby, for display, or as an investment that may appreciate in value, including sports memorabilia, music memorabilia, film and television memorabilia, retro video games, comic books, and popular culture merchandise such as toys, action figures, art, anime, board and card games, or other substantially similar items as determined by the Planning Department.

Section 5. Municipal Code Amendment. Section 17.12.025 (Uses permitted with conditional use permit) of Chapter 17.12 (Commercial Zone) of Title 17 (Zoning) of the City of Industry Municipal Code is hereby amended to add Subsection 15., which shall read in its entirety as follows:

15. Collectible Mall. Any ancillary uses related to the operation of a collectible mall, including autograph signings, celebrity appearances, arcade games, and indoor tournaments may be permitted under the conditional use permit, at the discretion of the approving body.

Section 6. Clerical Errors. The City Council directs the City Clerk to correct any clerical errors found in this Chapter, including, but not limited to, typographical errors, irregular numbering, and incorrect section references.

Section 7. Severability. Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall

not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid, unenforceable, or unconstitutional.

Section 8. Effective Date. In accordance with California Government Code §36937, this Ordinance shall take effect and be in force thirty (30) days from passage and adoption.

Section 9. Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this ordinance to be published and posted as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on September ____, 2019, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Cory Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

Attachment 2

Staff Report dated September 12, 2019

[Attached]



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Moss and Members of the City Council

FROM: Troy Helling, City Manager *TH*

STAFF: Nathalie Vazquez, Consultant Assistant Planner II *NV*
Dina Lomeli, Consultant Associate Planner *D.L.*
Eduardo Manriquez, Consultant Planning Technician *EM*

DATE: September 12, 2019

SUBJECT: An Ordinance of the City Council of the City of Industry, California adding Section 17.08.045 (Collectible Mall) to Chapter 17.08 (Definitions), and amending Section 17.12.025 (Uses Permitted with Conditional Use Permit), of Title 17 (Zoning), of the City of Industry Municipal Code, to permit Collectible Malls in the Commercial Zone upon approval of a Conditional Use Permit, and adopting a negative declaration regarding same.

Proposal:

Janet Zamarripa on behalf of Frank & Son Collectible Show ("Frank & Son") is requesting approval of an amendment to Title 17 (Zoning) of the City of Industry ("City") Municipal Code ("Code"), specifically creating Section 17.08.045 for Chapter 17.08 (Definitions), and adding a new use to Chapter 17.12 (Commercial Zone). The requested changes under Zone Amendment No. 18-1 ("ZA No. 18-1") will allow for a "collectible mall" to be a permitted use in the City with approval of a Conditional Use Permit ("CUP"). The revisions to the Code will include a definition for "collectible mall" and list "collectible mall" as a permitted use, subject to approval of a CUP, under Section 17.12.025 ("Project").

Project Background and Analysis:

In 2018, City staff received a request from Frank & Son to allow for a "collectible mall" to operate in the City's Commercial Zone. City Staff responded by preparing ZA No. 18-1 on behalf of Frank & Son to amend Title 17 (Zoning) of the City Code, specifically creating Section 17.08.045 for Chapter 17.08 (Definitions), and adding a new use to Chapter 17.12 (Commercial Zone). The requested changes under ZA No. 18-1 will allow for a "collectible mall" to be a permitted use in the City with approval of a Conditional Use Permit ("CUP"). The revisions to the Code will include a definition for "collectible mall" and list "collectible mall" as a permitted use, subject to approval of a CUP, under Section 17.12.025 ("Project"). The proposed code language is as follows:

Table 1: Proposed Language for Zone Amendment:

Code Section	Proposed Amendment
Chapter 17.08 Definitions	17.08.045 Collectible Mall. “Collectible mall” is a retail use where two or more businesses under separate ownership are located within a single building with a minimum footprint of 100,000 square-feet, for the sale of items that are suitable for collection, originally a work of fine art, antique, or traditionally collected as a hobby, for display, or as an investment that may appreciate in value, including sports memorabilia, music memorabilia, film and television memorabilia, retro video games, comic books, and popular culture merchandise such as toys, action figures, art, anime, board and card games, or other substantially similar items as determined by the Planning Department.
Chapter 17.12 Commercial Zone Section 17.12.025	15. Collectible Mall. Any ancillary uses related to the operation of a collectible mall, including autograph signings, celebrity appearances, arcade games, and indoor tournaments may be permitted under the conditional use permit, at the discretion of the approving body.

At its regular meeting on August 6, 2019, by a unanimous vote (with Commissioner Simon absent), the Planning Commission recommended that the City Council adopt an ordinance approving Zone Amendment No 18-1 (“ZA No. 18-1”), amending the City’s Municipal Code (“Code”) regulating the establishment of “collectible malls” in the Commercial Zone.

Staff Analysis:

Staff has reviewed the proposed zoning ordinance and determined it is consistent with the City’s General Plan because it assists the City in maintaining a vibrant economy by offering an additional permitted use in the City’s Commercial Zone. The new use also adds to the blend of businesses in the City, consistent with Goal LU2, and brings new jobs to the City, consistent with Policy LU2-2. The language provided in the definition of the proposed Zoning Code amendment will further limit the proposed “collectible mall” use to buildings that have a minimum building footprint of 100,000 square-feet. As noted in the IS/ND, all commercial properties are built-out and disturbed and the use is similar to existing retail uses which are only permitted in the Commercial zoning designation. In addition, if the ordinance is approved, all future CUP applications for a “collectible mall” will be site-specific and are subject to a separate review with the City and will be required to comply with the City’s applicable development standards found in Section 17.36, Design Review, of the Code.

In addition, the amendment is internally consistent with the goals, objectives, and policies of the General Plan because the City was founded as a business and industrial hub with an emphasis of Commercial uses along major arterial streets and freeways with high visibility. As illustrated in the Zoning map (Exhibit A), all parcels zoned for Commercial are currently located in areas of high exposure to major streets or freeways. Also, the

allowable uses listed under the land use designation for Commercial are described as a mixture of commercial uses like retail, tourist-serving, and service uses which is consistent with that activity that will take place in a “collectible mall” since the use is defined to offer retail and occasional special events. The proposed use will also contribute to the City’s economy by offering an additional use in the City’s Commercial Zone that will offer a blend of businesses in the City and bring new jobs to the City. Again, as mentioned in the IS/ND, all future “collectible mall” uses will be site-specific; therefore, required to undergo a CUP review and if necessary a development review and will be required to comply with the California Environmental Quality Act (“CEQA”), satisfy the findings under Section 17.48.050 A-E, and the standards found in Section 17.36, Design Review, of the Code.

Table 2: General Plan Goals and Policy’s

Goals and Policies	Description
LU2, LU2-1, LU2-2	The proposed Project will create a competitive business climate by offering a unique commercial use that will specialize in the sale of retail items by multiple businesses under one (1) 100,000 square-foot building; thus, contributing to sales tax and jobs.

Environmental Analysis:

In accordance with the provisions of the California Environmental Quality Act (“CEQA”), (Cal. Pub. Resources Code §§21000 *et seq.*), an initial study was performed, the result of which was the preparation and circulation of a negative declaration (“IS/ND”) analyzing the proposed Zoning Code amendment and concluding that the approval of the project does not have a significant effect on the environment, because the impacts of the Project fall to levels below established CEQA thresholds of significance. The Project is administrative in nature. It involves an amendment to the City of Industry Municipal Code to allow collectible mall uses upon approval of a CUP in the Commercial Zone. No grading and/or construction is proposed as part of the Project. Future site-specific development proposing a collectible mall must obtain a conditional use permit with the City, and is subject to the applicable development review and approval process. At the time each site-specific development is proposed, the City will evaluate each project to determine if an Initial Study should be prepared to determine if there are any potential impacts.

Table 3: Public Notification:

Public Notification for City Council Public Hearing	
Public Notification	ZA 18-1 is Citywide, and the Project site is not located in a site-specific area. The Public Hearing Notice (Exhibit C) was publish in the San Gabriel Tribune on September 2, 2019, and posted at City Hall, Council Chambers, the City website, and Fire Station 118.

Planning Commission's Recommendation:

The Planning Commission recommends that the City of Industry City Council adopt Ordinance No. 806.

Fiscal Impact:

ZA No. 18-1 will have a positive fiscal impact to the City of Industry.

Recommendation:

Because the Project complies with the City's General Plan, does not pose any impacts on the environment, and satisfies the above-mentioned findings, Staff recommends that the City Council:

- 1) Open the public hearing and take public testimony;
- 2) Waive the reading of Ordinance No. 806; and
- 3) Introduce Ordinance No. 806 An Ordinance of the City Council of the City of Industry, California adding Section 17.08.045 (Collectible Mall) to Chapter 17.08 (Definitions), and amending Section 17.12.025 (Uses Permitted with Conditional Use Permit), of Title 17 (Zoning), of the City of Industry Municipal Code, to permit Collectible Malls in the Commercial Zone upon approval of a Conditional Use Permit, and adopting a negative declaration regarding same.

Attachment:

- 1) Location Map/Zoning Map – Ordinance No. 806
- 2) Notice of Intent – Ordinance No. 806
- 3) Public Hearing Notice – Ordinance No. 806
- 4) Title 17 Draft – Ordinance No. 806
- 5) Ordinance No. NS-806

Attachment 1

Location Map/Zoning Map – Ordinance No. 806

[Attached]



Source: ESRI, County of Los Angeles, City of Industry



1 inch = 5,000 feet
 0 2,500 5,000 Feet

City of Industry	Industrial (I)	Commercial (C)	Institutional (INST)
Zone Amendment - Collectible Malls	Industrial - Commercial Overlay (IC Overlay)	Commercial - Adult Business Overlay (AB)	Recreation and Open Space (ROS)
	Automobile Zone (AZ)		

Figure 3
Zoning

PROPOSED ZONE AMENDMENT (ZA 18-2) INITIAL STUDY - CITY OF INDUSTRY • COUNTY OF LOS ANGELES

OneDrive - cascine.com/City_of_Industry/IS_MND/Maps/Figure3_Zoning.mxd of 7/1/2019

Attachment 2

Notice of Intent – Ordinance No. 806

[Attached]



CITY OF INDUSTRY

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR ZONE AMENDMENT NO. 18-1

Purpose: In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act, and the Industry Municipal Code, this is to advise you that the Planning Department of the City of Industry has prepared an Initial Study ("IS") and Negative Declaration on the following project and is recommending the environmental determination described below.

Project Description: Zone Amendment No. 18-1 ("ZA 18-1") will amend Title 17 of the City of Industry ("City") Municipal Code ("Code"), which will include changes to Chapter 17.08 (Definitions) and Chapter 17.12 (Commercial Zone). The changes under ZA 18-1 will allow for a "collectible mall" to be a permitted use in commercial zones in the City with approval of a Conditional Use Permit ("CUP") under Section 17.12.025.

Location: The location of this Project is Citywide, as it will revise the permitted uses in all of the City's Commercial Zones.

Environmental Determination: The City of Industry has prepared an Initial Study ("IS") to determine the environmental effects associated with the above actions and finds the issuance of a Negative Declaration ("ND") is the appropriate level of environmental review. The IS showed that ZA 18-1 will not have any significant impacts on the environment as the proposed "collectible mall" use under Section 17.12.025 is similar to a retail use, which is already a permitted use under Chapter 17.12 of the City Code.

The IS/ND concludes that no significant unavoidable environmental effects would occur because of the proposed Project.

Public Review and Comment Period: Copies of the proposed IS/ND are available in the Planning Department at the address listed below. **A 20-day public review period for the Negative Declaration begins July 17, 2019 and ends August 5, 2019.** Written comments on the adequacy of the document must be received by the City prior to 5:00 PM on August 5, 2019. If you would like to comment, please send written comments to:

Nathalie Vazquez, Consultant Assistant Planner II
15625 E. Stafford Street
City of Industry, CA 91744
nvazquez@cityofindustry.org
(626) 333-2211

Public Hearing: The City of Industry Planning Commission will hold a Public Hearing for the Project as set forth below. To confirm the date and time of the meeting, please check the City's website: www.cityofindustry.org.

The time, date and place of such hearing shall be as follows:

Time: 11:30 a.m.
Date: August 6, 2019
Place: City Council Chamber
15651 East Stafford Street
City of Industry, CA 91744

Julie Gutierrez-Robles
Deputy City Clerk

Attachment 3

Public Hearing Notice – Ordinance No. 806

[Attached]



CITY OF INDUSTRY

NOTICE OF PUBLIC HEARING Zone Amendment No. 18-01

On September 2, 2019, notice has been given that the City Council of the City of Industry will hold a public hearing to consider an application from Janet Zamarripa on behalf of Frank & Son Collectible Show for Zone Amendment No. 18-01 ("ZA No. 18-01").

Project Description: The proposed amendment will amend Title 17 of the City of Industry Municipal Code, which will include changes to Chapter 17.08 (Definitions) and Chapter 17.12 (Commercial Zone). The changes under ZA 18-1 will allow for a "collectible mall" to be a permitted use in Commercial Zones in the City with approval of a Conditional Use Permit ("CUP") under Section 17.12.025.

A copy of all relevant material for ZA No. 18-1, are on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744. Please contact Nathalie Vazquez, Consultant Assistant Planner II, at the City of Industry at 626-333-2211 extension 107 or by email at nvazquez@cityofindustry.org if you have questions.

The time, date, and place of the hearing will be as follows:

Time: 9:00 a.m.
Date: September 12, 2019
Place: City Council Chamber
15651 East Stafford Street
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date, and place. Written comments may be sent via US Mail or by hand delivery to the City of Industry at the address listed above or via email to the email address listed above. All comments must be received at, or prior to, the date and time of the hearing listed above.

If you challenge the ZA No. 18-01 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.

Julie Gutierrez-Robles, City Clerk

Attachment 4

Title 17 Draft – Ordinance No. 806

[Attached]

DRAFT

Title 17

ZONING

Chapters:

- 17.04 General Provisions**
- 17.08 Definitions**
- 17.12 Commercial Zone**
- 17.13 Automobile Zone (AZ)**
- 17.14 Adult Business Overlay Zone (A-B Overlay)**
- 17.16 Industrial Zone**
- 17.18 Institutional Zone**
- 17.20 Manufacturing—Commercial Overlay Zone (M-C Overlay)**
- 17.24 Planned Development Overlay Zone (P-D Overlay)**
- 17.26 Recreation and Open Space Zone**
- 17.28 Zoned Districts**
- 17.32 Setbacks**
- 17.36 Design Review**
- 17.40 Exceptions**
- 17.44 Use Permit**
- 17.48 Conditional Use Permits/Exceptions**
- 17.52 Recycling Facilities**
- 17.56 General Regulations**
- 17.60 Development Agreements**
- 17.64 Planning Commission**
- 17.68 Congestion Management Program**
- 17.70 Wireless Telecommunications Facilities**

Chapter 17.08

DEFINITIONS

Sections:

17.08.005	Adult business.
17.08.007	Alcohol service.
17.08.008	Ancillary use.
17.08.009	Approved use.
17.08.010	Article.
17.08.015	Automobile.
17.08.020	Automobile storage space.
17.08.025	Bar and cocktail lounge.
17.08.030	Building.
17.08.040	Chapter.
17.08.045	Collectible Mall.
17.08.050	Commission.
17.08.060	Dairy.
17.08.065	Dancing club.
17.08.067	Dancing school.
17.08.070	Domestic animal.
17.08.080	Dwelling unit.
17.08.082	Emergency homeless shelter.
17.08.085	Entertainment.
17.08.090	Front yard setback.
17.08.095	Industrial building.
17.08.098	Miniwarehouse/self-storage facility.
17.08.100	Parcel of land.
17.08.110	Person.
17.08.120	Required area.
17.08.125	Residence.
17.08.127	Residential care, general.
17.08.129	Residential care, limited.
17.08.132	Restaurant—Fast-food.
17.08.133	Restaurant—Full service.
17.08.135	Retail store.
17.08.140	Section.
17.08.142	Solid waste.
17.08.144	Solid waste handling facility.
17.08.150	Stand.
17.08.152	Supportive housing.
17.08.157	Transitional housing.
17.08.160	Use.

17.08.005 Adult business.

“Adult business” means:

A. Any business conducted for the entertainment of adults, engaged in the selling, renting or displaying of publications depicting the specified anatomical areas or specified sexual activities described herein or other material of a sexually explicit nature. Included in the definition is any business that as a substantial or significant course of conduct, sells, offers for sale, rents, exhibits, shows or displays publications depicting the specified anatomical areas or specified sexual activities described herein or other material of a sexually explicit nature. Also included in this definition is any business selling, renting, or displaying sexually oriented devices intended for use in the specified sexual activities.

B. A particular business at a particular location that sells, offers for sale, rents, exhibits, shows or displays specified anatomical areas or specified sexual activities in the form of a book, newspaper, pamphlet, film, video or other form or medium, or sexually oriented devices intended for use in the specified sexual activities, which receives fifty percent or more of the gross revenue from, or devotes twenty-five percent or more of the stock on hand or twenty-five percent or more of the gross floor area to such activity, is presumed to be engaging in “substantial or significant” conduct with respect to such activity.

C. Any business conducted for the entertainment of adults wherein an employee, patron or any other person engages in or is shown specified sexual activities or exhibits or engages in partial or total nudity or otherwise exposes specified anatomical areas. Included in this definition is any business, which as a substantial or significant portion of its business, provides live or filmed entertainment wherein specified anatomical areas of the human anatomy are exposed. Specified anatomical areas include any of the following, whether actual or simulated:

1. Less than completely and opaquely covered:
 - a. Human genitals or pubic region,
 - b. Buttock, and
 - c. Female breast below a point immediately above the top of the areola; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered. Specified sexual activities include any of the following:
 - a. Actual or simulated sexual intercourse, anal intercourse, oral or anal copulation, bestiality, pedophilia, necrophilia, direct physical stimulation of unclothed genitals, flagellation or torture in the context of sexual relationship, or the use of excretory functions in the context of sexual relationships, or
 - b. Clearly depicted human genitals in a state of sexual stimulation, arousal or tumescence, or
 - c. Use of human or animal masturbation, sodomy, oral copulation, coitus, ejaculation, or
 - d. Fondling or touching of nude human genitals, pubic region, buttocks or female breast, or
 - e. Masochism, erotic or sexually oriented torture, beating or the infliction of pain, or
 - f. Erotic or lewd touching, fondling or other contact with an animal by a human being, or
 - g. Human erection, urination, menstruation, vaginal or anal irrigation. (Ord. 771 § 3, 2012; Ord. 626 § 1, 1996)

17.08.007 Alcohol service.

“Alcohol service” means the sale and provision of alcohol for on-site consumption. Alcohol service is only permitted as an ancillary use to the main business in the city of Industry. See also Section 17.08.025, Bar and cocktail lounge. (Ord. 771 § 3, 2012)

17.08.008 Ancillary use.

“Ancillary use” means an approved use that is a minor but integral part of the primary, approved use of the property. (Ord. 771 § 3, 2012)

17.08.009 Approved use.

“Approved use” means any land use or business that has been legally established through approval of a use permit per Chapter 17.44 or a conditional use permit per Chapter 17.48 of the municipal code. (Ord. 771 § 3, 2012)

17.08.010 Article.

“Article” means an article of this title unless some other ordinance or statute is mentioned. (Ord. 771 § 3, 2012; Ord. 178 § 121, 1961)

17.08.015 Automobile.

“Automobile” means a passenger vehicle, as that term is defined in Section 465 of the California Vehicle Code, except that the term “automobile” shall also include any motor truck, as that term is defined by Section 410 of the California Vehicle Code, which has an unladen weight of less than twelve thousand pounds. (Ord. 771 § 3, 2012; Ord. 542 § 3, 1987)

17.08.020 Automobile storage space.

“Automobile storage space” when required by this title means any permanently maintained space not less than one hundred forty-four square feet in area on the same lot or parcel of land as is located the structure which it is designed to serve, so located and arranged as to permit the storage of, and be readily accessible under its own power to, a passenger automobile of average size. (Ord. 771 § 3, 2012; Ord. 178 § 122, 1961)

17.08.025 Bar and cocktail lounge.

“Bar and cocktail lounge” is a business establishment where the primary function is serving alcoholic drinks—beer, wine, liquor, and cocktails—for consumption on the premises. Bartenders are employed to prepare and serve alcoholic drinks. Bars and cocktail lounges are not permitted in the city. A bar may be included as an ancillary use in a full service restaurant with approval of a conditional use permit as long the bar area, including bar stools, does not exceed thirty percent of the total floor area of the business. A business where the floor area of a fixed bar area, including bar stools, is greater than thirty percent of the total floor area of the restaurant is considered a bar and cocktail lounge. See also Section 17.08.007, Alcohol service. (Ord. 771 § 3, 2012)

17.08.030 Building.

“Building” is any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind. (Ord. 771 § 3, 2012; Ord. 178 § 123, 1961)

17.08.040 Chapter.

“Chapter” means a chapter of this title unless some other ordinance or statute is mentioned. (Ord. 771 § 3, 2012; Ord. 178 § 124, 1961)

17.08.045 Collectible Mall.

“Collectible mall” is a retail use where two or more businesses under separate ownership are located within a single building with a minimum footprint of 100,000 square-feet, for the sale of items that are suitable for collection, originally a work of fine art, antique, or traditionally collected as a hobby, for display, or as an investment that may appreciate in value, including sports memorabilia, music memorabilia, film and television memorabilia, retro video games, comic books, and popular culture merchandise such as toys, action figures, art, anime, board and card games, or other substantially similar items as determined by the Planning Department.

17.08.050 Commission.

“Commission” means the planning commission of the city. (Ord. 771 § 3, 2012; Ord. 178 § 125, 1961)

17.08.060 Dairy.

“Dairy” means any premises where three or more cows, three or more goats, one or more cows and two or more goats, or two or more cows and one or more goats are kept, milked, or maintained. (Ord. 771 § 3, 2012; Ord. 178 § 127, 1961)

17.08.065 Dancing club.

“Dancing club” means any club or association of persons which conducts dances for its members or bona fide guests, other than dances at which members of the public are admitted. (Ord. 771 § 3, 2012; Ord. 651 § 4, 2000)

17.08.067 Dancing school.

“Dancing school” means any school, class or classes wherein dancing is the principal subject taught. (Ord. 771 § 3, 2012; Ord. 651 § 5, 2000)

17.08.070 Domestic animal.

“Domestic animal” is an animal which is commonly maintained in residence with man. (Ord. 771 § 3, 2012; Ord. 178 § 128, 1961)

17.08.080 Dwelling unit.

“Dwelling unit” means a building or a portion thereof either designed or used as living quarters of one person living alone or a group of two or more persons living together whether related to each other by birth or not. (Ord. 771 § 3, 2012; Ord. 178 § 129, 1961)

17.08.082 Emergency homeless shelter.

“Emergency homeless shelter” means housing with minimal supportive services operated by a provider that provides temporary accommodations to homeless persons. The term “temporary accommodations” means that a person or family will be allowed to reside at the shelter for a time period not to exceed six months. For purpose of this definition, a “provider” means a government agency or private non-profit organization that provides or contracts with recognized community organizations to provide emergency or temporary shelter, and which may also provide meals, counseling and other services, as well as common areas for residents of the facility. Such a facility may have individual rooms, but is not developed with individual dwelling units. (Ord. 787 § 3, 2015)

17.08.085 Entertainment.

“Entertainment” means any act, play, revue, pantomime, scene, live music, song, dance act, or song and dance act, participated in by one or more employees, guests, customers, or any other person or persons. “Entertainment” does not include the playing of mechanical or recorded music alone. (Ord. 771 § 3, 2012; Ord. 651 § 6, 2000)

17.08.090 Front yard setback.

“Front yard setback” means a yard extending across the front of a lot measured between the side yard lines and being the minimum horizontal distance between the highway line and the main building and any projection thereof other than steps, and porches permitted within a front yard setback by Sections 17.32.010 through 17.32.030. On corner lots the council shall determine which is the front yard. In the absence of such determination, the front yard shall be provided on the highway upon which the front of the building faces. (Ord. 771 § 3, 2012; Ord. 545 § 2, 1988; Ord. 178 § 130, 1961)

17.08.095 Industrial building.

“Industrial building” means any structure built for the support, shelter or enclosure of persons, chattels or property of any kind and used for any use listed in Chapter 17.16 of this code. (Ord. 771 § 3, 2012; Ord. 633 § 6, 1998)

17.08.098 Miniwarehouse/self-storage facility.

“Miniwarehouse/self-storage facility” means any conditionally permitted development on a parcel in the “M” industrial zone designed and used for the renting or leasing of multiple small, individual, storage spaces to tenants who have access to such spaces for the purpose of storing personal property. A miniwarehouse/self-storage facility is subject to the special industrial development standards set forth in Section 17.16.026(A) of this code. (Ord. 771 § 3, 2012; Ord. 698 § 3, 2004)

17.08.100 Parcel of land.

“Parcel of land” means a contiguous quantity of land, in the possession of, or owned by, or recorded as the property of the same claimant or person. (Ord. 771 § 3, 2012; Ord. 178 § 134, 1961)

17.08.110 Person.

“Person” means any individual, firm, copartnership, joint adventure, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, this and any other municipality, county, school district, district or other political subdivision, or any other group or combination acting as a unit. (Ord. 771 § 3, 2012; Ord. 178 § 135, 1961)

17.08.120 Required area.

As used in this title, “required area” means:

A. The area of a lot which is shown as part of a subdivision recorded as a final map or filed as a record of survey map in accordance with law, except that where a parcel which otherwise would have been shown as one lot, is divided into two or more lots because of a city boundary line, in which case “required area” means the area of such parcel; or

B. The area of a lot, or parcel of land the right of possession of which, by virtue of a deed duly recorded, or by a recorded contract of sale, is vested in a person who neither owns nor has a right of possession of any contiguous parcel of property; provided, that the deed or contract of sale by which such right of possession

was separated has been recorded prior to the adoption by the city council of the ordinance, which imposes the area requirements upon such lot or parcel of land. (Ord. 771 § 3, 2012; Ord. 178 § 136, 1961)

17.08.125 Residence.

“Residence” means a building designed as living quarters for persons doing their own cooking in such building. (Ord. 797 § 3, 2015; Ord. 771 § 3, 2012; Ord. 178 § 137, 1961)

17.08.127 Residential care, general.

“Residential care, general” means twenty-four-hour non-medical care for seven or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed by the state of California. (Ord. 787 § 3, 2015)

17.08.129 Residential care, limited.

“Residential care, limited” means twenty-four-hour, non-medical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the state of California. A residential facility serving six or fewer persons is considered a residential dwelling and is permitted, conditionally permitted, or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law. (Ord. 787 § 3, 2015)

17.08.132 Restaurant—Fast-food.

“Restaurant—Fast-food” means a restaurant where food is ordered at a counter from a limited menu, which is usually located on a wall. Food is typically prepared in bulk, cooked in advance, kept hot, and finished and packaged to order. Fast-food restaurants do not have waiters or waitresses and offer only limited table service, usually to clean off tables. Food is available for take-out though seating may be provided. Fast-food restaurants may serve beer and wine for consumption on the premises with approval of a conditional use permit but may not have bar areas, bartenders, or serve mixed drinks. (Ord. 771 § 3, 2012)

17.08.133 Restaurant—Full service.

“Restaurant—Full service” means a restaurant in which waiters or waitresses take food and drink orders from customers at their tables from a menu containing an assortment of foods prepared and cooked on the premises by chefs in a professional kitchen, which contains freezers, stoves, ovens, food preparation areas, and dishwashing equipment. A full service restaurant may include a bar as an ancillary use with approval of a conditional use permit as long as the bar area, including bar stools, does not exceed thirty percent of the total floor area of the business. (Ord. 771 § 3, 2012)

17.08.135 Retail store.

“Retail store” means any store, shop, or business where the legal retail sale of merchandise not specifically listed under another use classification is made to members of the general public. (Ord. 771 § 3, 2012; Ord. 542 § 3, 1987)

17.08.140 Section.

“Section” means a section of this title unless some other ordinance or statute is mentioned. (Ord. 771 § 3, 2012; Ord. 178 § 138, 1961)

17.08.142 Solid waste.

“Solid waste” has the same meaning as set forth in Division 30, Part One, Chapter Two, of the Public Resources Code. (Ord. 771 § 3, 2012; Ord. 636 § 1, 1998)

17.08.144 Solid waste handling facility.

“Solid waste handling facility” means a facility whose primary purpose is to collect, package, transfer, store or segregate solid wastes. Solid waste handling facility does not include transformation or disposal facilities as defined in Division 30, Part One, Chapter Two of the Public Resources Code. (Ord. 771 § 3, 2012; Ord. 636 § 2, 1998)

17.08.150 Stand.

“Stand” means a structure for the display and sale of products with no space for customers within the structure itself. (Ord. 771 § 3, 2012; Ord. 178 § 140, 1961)

17.08.152 Supportive housing.

“Supportive housing” is defined in the Health and Safety Code Section 50675.14. Supportive housing is permitted, conditionally permitted, or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law. (Ord. 787 § 3, 2015)

17.08.157 Transitional housing.

“Transitional housing” is defined in the Health and Safety Code Section 50675.2. Transitional housing is permitted, conditionally permitted, or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law. (Ord. 787 § 3, 2015)

17.08.160 Use.

“Use” includes construction, establishment, maintenance, alteration, moving onto, enlargement and occupation. Wherever this title prohibits the “use” of any premises for any purpose, such premises and any building, structure, or improvement on such premises, shall not be used, occupied, altered or improved for such purpose, and no building, structure, or improvement on such premises shall be erected, constructed, established, allowed to remain, altered, moved onto, or enlarged which is designed, arranged, or intended to be occupied or used for such purpose. (Ord. 771 § 3, 2012; Ord. 178 § 141, 1961)

Chapter 17.12

COMMERCIAL ZONE

Sections:

- 17.12.010 General prohibition.
- 17.12.020 Uses permitted with use permit.
- 17.12.025 Uses permitted with conditional use permit.
- 17.12.030 Entertainment and/or dance regulations.
- 17.12.040 Entertainment and/or dance exemptions.
- 17.12.045 Location requirements for massage establishments.
- 17.12.046 Amortization of nonconforming massage establishments.
- 17.12.050 Regulations.

17.12.010 General prohibition.

A person shall not use any premises in zone C except as specifically permitted in this chapter and subject to all regulations and conditions enumerated in this chapter. (Ord. 771 § 3, 2012; Ord. 178 § 200, 1961)

17.12.020 Uses permitted with use permit.

Property in zone C may be used for the following uses subject to the issuance of a use permit for each such use pursuant to Chapter 17.44:

- Athletic/health clubs;
- Banks and financial institutions;
- Barber shop;
- Beauty shop;
- Blueprinting and photocopying;
- Carwash;
- City, county, state, federal or other governmental public buildings, including, but not limited to, city halls, schools, libraries, police and fire stations, and post offices;
- Cleaners/laundromat;
- Coffee shop;
- Commercial off-street parking facility;
- Delicatessen;
- Drug store;
- Employment agency;
- Fast-food restaurant with less than fifty seats and without alcohol service;
- Liquor store;
- Massage establishment as defined in Chapter 5.20 and subject to the requirements of Chapter 5.20 and this chapter;
- Motorcycle agency for the selling or leasing of new motorcycles and the selling or leasing of secondhand motorcycles on the same lot or parcel of land taken in as a trade-in on such new motorcycles and repairs related to such new or secondhand motorcycles;
- Office (administrative, professional or service), including medical and dental offices and out-patient clinics;
- Photographer's studio;

Printing and publishing;
Recycling facilities as defined in and permitted by Chapter 17.52 of this title;
Retail stores;
Travel agency;
Veterinarian office;
Vocational school. (Ord. 771 § 3, 2012; Ord. 730 § 2, 2007; Ord. 729-U § 2, 2007; Ord. 651 § 7, 2000; Ord. 545 §§ 2, 4, 1988; Ord. 542 § 4, 1987; Ord. 410 § 1, 1977; Ord. 408 § 1, 1977; Ord. 178 § 201, 1961)

17.12.025 Uses permitted with conditional use permit.

Property in zone C may be used for the following uses subject to the issuance of conditional use permit for such use(s) pursuant to Chapter 17.48:

1. Bowling alley with or without alcohol services;
2. Child care—Preschool;
3. Church;
4. Dance studio;
5. Drama theater or playhouse;
6. Entertainment or dancing. Any business or use that includes entertainment or dancing as part of that business or use. This subsection shall not apply to any business regulated by the terms of Chapter 17.14 of this code and defined in Section 17.08.005 of this code;
7. Fast-food restaurant with fifty or more seats and/or with alcohol service.
8. Gasoline service station;
9. A combination of gasoline service station and any retail store(s) not related to automobile services on the same parcel of property;
10. Hospital;
11. Ice skating/roller skating rink;
12. Indoor children's soft play facility in which each child must be accompanied by an adult who must remain in the building at all times until the child departs the building;
13. Movie theater or cinema;
14. Restaurants—Full service with or without alcohol service. (Ord. 771 § 3, 2012; Ord. 651 § 8, 2000; Ord. 608 § 1, 1994; Ord. 545 §§ 2, 4, 1988; Ord. 542 § 4, 1987; Ord. 410 § 1, 1977; Ord. 408 § 1, 1977; Ord. 178 § 201, 1961)
15. **Collectible Mall**—Any ancillary uses related to the operation of a collectible mall, including autograph signings, celebrity appearances, arcade games, and indoor tournaments may be permitted under the conditional use permit, at the discretion of the approving body.

17.12.030 Entertainment and/or dance regulations.

Any business or use that includes entertainment and/or dancing as part of that business or use shall comply with the following:

- A. A business must have a minimum of five thousand square feet of continuous building area to conduct entertainment and/or dancing.
- B. A Los Angeles County sheriff's department investigation shall be conducted on the background on all owners or officers of a business or corporation prior to the planning commission review of the conditional use permit application.

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C. A written security program for the premises shall be presented to, and approved by, the Los Angeles County sheriff's department and city manager prior to the planning commission review of the conditional use permit application.

D. The required security program shall be implemented and maintained in a manner satisfactory to the city and the sheriff's department.

E. The entire premises is subject to inspection by the Los Angeles County sheriff's department and/or city representative at any reasonable time without prior notification.

F. Adequate lighting will be provided in the parking lot areas and access sidewalks at all times.

G. The hours of operation shall be restricted to six a.m. to two a.m., seven days a week.

H. Permittee will be held responsible for acquainting all employees with these rules and all applicable local, county, state, or federal laws.

I. No changes to the approved floor plan shall be permitted without written permission from both the Los Angeles County sheriff's department and the city.

J. The noise level created by any entertainment and/or dance business shall not exceed the following at the property line of any adjacent or nearby residential land use, hospital, school in session, church or public library as measured by a sound level meter:

1. Fifty-five dBA between seven a.m. and ten p.m.
Fifty dBA between ten p.m. and seven a.m.
for a cumulative period of more than thirty minutes in any hour;
2. Sixty dBA between seven a.m. and ten p.m.
Fifty-five dBA between ten p.m. and seven a.m.
for a cumulative period of more than fifteen minutes in any hour;
3. Sixty-five dBA between seven a.m. and ten p.m.
Sixty dBA between ten p.m. and seven a.m.
for a cumulative period of more than five minutes in any hour;
4. Seventy dBA between seven a.m. and ten p.m.
Sixty-five dBA between ten p.m. and seven a.m.
at any time.

Any noise level measurements made pursuant to this subsection shall be performed in accordance with the following criteria:

a. "Noise level" means the "A" weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of twenty micronewtons per square meter. The unit of measurement shall be designated as dB(A).

b. "Sound level meter" means an instrument meeting American National Standard Institute's Standard S1.4-1971 for Type 1 or Type 2 sound level meters or an instrument and the associated recording and analyzing equipment which will provide equivalent data.

K. Any violation of these regulations or any local, county, state or federal laws shall constitute grounds for revocation or suspension of the conditional use permit. (Ord. 771 § 3, 2012; Ord. 651 § 9, 2000; Ord. 644 § 3, 1999; Ord. 608 §§ 4—6, 1994; Ord. 545 § 2, 1988; Ord. 542 § 5, 1987; Ord. 501-U § 1, 1985; Ord. 178 § 202, 1961)

17.12.040 Entertainment and/or dance exemptions.

The following activities or events shall be exempt from the provision of Sections 17.12.025 and 17.12.030 of this code:

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A. A nonprofit organization or nonprofit group of persons whose organization or group is either one of a patriotic nature, or of a social, education, religious or charitable purpose shall be permitted to conduct four events annually (commencing on the first day of each year) with entertainment and/or dancing.

B. Any entertainment and/or dance conducted at a city owned facility. (Ord. 771 § 3, 2012; Ord. 651 § 10, 2000)

17.12.045 Location requirements for massage establishments.

A. A massage establishment may not be located within one thousand feet of any existing adult business whether or not such other use is located within the city.

B. The distance specified in this section will be measured in a straight line from the nearest point of the property line of the premises in which the proposed massage establishment is to be located to the nearest point of the property line of the adult business. (Ord. 771 § 3, 2012; Ord. 730 § 2, 2007; Ord. 729-U § 2, 2007)

17.12.046 Amortization of nonconforming massage establishments.

A. Amortization Period. After July 1, 2010, no person may cause, allow, or permit the continued operation, maintenance or use of a lot, building or structure as a legal nonconforming massage establishment, unless such use is granted an extension pursuant to subsections C and D of this section. For the purposes of this section, the term "legal nonconforming massage establishment" means any massage establishment use that was legally established and lawfully operating on April 26, 2007.

B. Early Termination. Any termination or revocation of the license of a legal nonconforming massage establishment, or the discontinuance (by operation of law or voluntary) or abandonment of such use for a period of thirty consecutive days, will result in the immediate loss of the legal nonconforming status of such use.

C. Extension Application. The owner of a legal nonconforming massage establishment or the owner of the property upon which such use exists, may file an application with the planning director for an extension of the amortization period in subsection A in accordance with the following procedures:

1. The application must be filed at least one hundred eighty days prior to the expiration of the amortization period established in subsection A of this section. The filing fee for the application will be the same as that for a variance as established by the city council;

2. The application must state the additional length of time requested for the amortization and the grounds for requesting such an extension of time including, but not necessarily limited to, information relevant to the criteria set forth in subsection D of this section;

3. The planning director will set the matter for a hearing within thirty calendar days following the receipt of a complete application.

D. Decision on Extension Application. The city manager or a designated hearing officer will hold a public hearing at which time all evidence and testimony regarding the request for an extension of the amortization period will be considered. The burden will be on the applicant to establish that the extension should be granted. In rendering a decision, the city manager or hearing officer must consider the following factors:

1. The massage establishment or property owner's financial investment in the business, in particular the amount of investment prior to the adoption of Section 17.12.045, which for the purposes of this chapter was April 26, 2007;

2. The present actual and depreciated value of business improvements;

3. The applicable Internal Revenue Service depreciation schedules;

4. The remaining useful life of the business improvements;

5. The remaining lease term;

DRAFT

6. The date upon which the business owner or property owner first received notice of the nonconforming status of the use;
7. The cost of relocating the business to a site conforming to the provisions of this chapter;
8. The ability of the business owner or property owner to change the use to a conforming use;
9. The good faith efforts made to recoup the investment and to relocate the use;
10. The history of code and legal compliance by the massage establishment as well as the secondary effects of the massage establishment on the health, safety and welfare of surrounding businesses and uses and the secondary effects if the massage establishment were to be permitted to extend the amortization period.

The decision must be in writing and must include findings in support of the decision to grant or deny any extension of the amortization period. The decision must be hand delivered or sent by certified mail to the applicant within twenty business days of the hearing.

E. The decision of the city manager or hearing officer will be final. (Ord. 771 § 3, 2012; Ord. 730 § 4, 2007; Ord. 729-U § 4, 2007)

17.12.050 Regulations.

The conditions under which the uses described in Sections 17.12.020 and 17.12.025 are permitted in zone C are as follows:

- A. That not to exceed fifty percent of the land be occupied by structures;
- B. That all goods, other than nursery stock and new and used cars, offered for sale, be displayed within a building enclosed by a roof and on all sides by walls;
- C. That parking spaces shall be provided at a minimum ratio of one space per two hundred fifty square feet of floor area within the structures served by such spaces. All parking spaces shall be at least nine feet in width by nineteen feet in length, except that compact parking spaces which are at least eight feet in width by sixteen feet in length may constitute up to twenty percent of the required parking spaces. If the use consists of a gasoline service station and any retail store on the same parcel or lot, then the parcel or lot shall have, in addition to the parking spaces otherwise required for the gasoline service station, a number of parking spaces for the exclusive use of the retail store at a minimum ratio of one space per one hundred sixty-seven square feet of floor area within such retail store, or a total of six parking spaces, whichever is greater;
- D. Restaurants and cocktail lounges shall provide on the same lot or parcel of land, parking spaces at the ratio of one space for every two and one-half fixed seats available for use by the public and one space per fifty square feet of floor area not occupied by fixed seating. Additional parking spaces may be required in connection with the granting of a conditional use permit;
- E. That all buildings and structures shall be set back a minimum of thirty feet from the curb line of all streets;
- F. That architectural and general appearance of all such commercial buildings and grounds be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety, and general welfare of the community in which such use or uses are located;
- G. That no commercial structure shall exceed a height of five stories or fifty feet, whichever is greater;
- H. All driveways shall be a minimum of twenty-six feet in width. Aisles serving parking areas shall be a minimum twenty-six feet in width. All driveways shall be located so that vehicles exiting the site have an unobstructed view of the street and oncoming traffic. No driveway shall be located in such a manner that it creates a hazard for vehicles entering or exiting the site;
- I. Truck loading docks located on the front or side of a building shall be screened by masonry walls, accessory structures, or landscaping in such a manner so as to be consistent with the provisions of Section 17.36.060(R);

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J. No outside storage of any property, building materials, or other property not permanently affixed to the real property shall be allowed, other than as provided for in this section and in Section 17.32.050 of this code. This requirement shall not apply to new and secondhand automobiles held out by an automobile agency for sale or lease pursuant to Section 17.12.020(2) or Section 7.20.030(B)(1);

K. All trash containers shall be kept within designated trash enclosure structures permanently affixed to the real property, constructed of either the same materials as the main structure or masonry blocks, and consisting of walls which are at least as high as the trash containers to be kept therein;

L. Emergency fire facilities (hydrants) shall be provided and kept free and unobstructed at all times in accordance with the requirements of the Los Angeles County fire department. A fire prevention inspection must be made by the Los Angeles County fire department within two weeks after occupancy of the building by a new purchaser or tenant;

M. All mechanical equipment (including roof-mounted equipment) shall be screened from public view by screening which is the same color as the main structure;

N. As an incidental use to a permitted use pursuant to Section 17.12.020 or incidental to a use permitted with a conditional use permit in accordance with Section 17.12.025 of this chapter, a maximum of two pool tables or billiard tables will be permitted. (Ord. 771 § 3, 2012; Ord. 669 §§ 6—7, 2001; Ord. 651 § 11, 2000)

Attachment 5

Ordinance No. 806

[Attached]

ORDINANCE NO. 806

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADDING SECTION 17.08.045 (COLLECTIBLE MALL) TO CHAPTER 17.08 (DEFINITIONS), AND AMENDING SECTION 17.12.025 (USES PERMITTED WITH CONDITIONAL USE PERMIT) OF CHAPTER 17.12 (COMMERCIAL ZONE), OF TITLE 17 (ZONING), OF THE CITY OF INDUSTRY MUNICIPAL CODE, TO PERMIT COLLECTIBLE MALLS IN THE COMMERCIAL ZONE UPON APPROVAL OF A CONDITIONAL USE PERMIT, AND ADOPTING A NEGATIVE DECLARATION REGARDING SAME

WHEREAS, on May 19, 2019, Janet Zamarripa with Frank & Son Collectible Show (“Applicant”) filed a complete application requesting the approval of a Zoning Code amendment to add Section 17.08.045 (Collectible Mall) to Chapter 17.08 (Definitions), and to amend Section 17.12.025 (Uses permitted with conditional use permit) of Chapter 17.12 (Commercial Zone) of Title 17 (Zoning) of the City of Industry Municipal Code, to permit collectible malls in the City’s Commercial Zone, upon approval of a Conditional Use Permit; and

WHEREAS, in accordance with the provisions of the California Environmental Quality Act (“CEQA”), (Cal. Pub. Resources Code §§21000 *et seq.*), an initial study was performed, the result of which was the preparation and circulation of a negative declaration (“IS/ND”) analyzing the proposed Zoning Code amendment (“Project”) and concluding that the approval of the Project does not have a significant effect on the environment, because the impacts of the Project fall to levels below established CEQA thresholds of significance. No grading and/or construction is proposed as part of the Project. Future site-specific development proposing a collectible mall must obtain a conditional use permit with the City, and is subject to the applicable development review and approval process. At the time each site-specific development is proposed, the City will evaluate each project to determine if an Initial Study should be prepared to determine if there are any potential impacts; and

WHEREAS, the IS/ND was circulated for a 20-day public review period, beginning on July 17, 2019 and ending on August 6, 2019, during which time members of the public were invited to comment on the environmental analysis and conclusions for the proposed Project; and

WHEREAS, notice of the Planning Commission’s August 6, 2019 public hearing on the proposed Project was published in *The San Gabriel Valley Tribune* on July 26, 2019 in compliance with the City’s Code, and Government Code Section 65091; and

WHEREAS, on August 6, 2019, the Planning Commission of the City of Industry conducted a duly noticed public hearing on the proposed Zoning Code amendment, and considered all testimony written and oral; and

WHEREAS, the Planning Commission reviewed and carefully considered the information, including all comment letters submitted, and made the findings set forth herein, and based upon substantial evidence presented to the Planning Commission during the public hearing on August 06, 2019, including public testimony and oral staff reports, the Planning Commission

recommended that the City Council adopt the Zoning Code amendment set forth herein, and adopt the IS/ND regarding same; and

WHEREAS, notice of the City Council's September 12, 2019 public hearing on the proposed Zoning Code amendment was published in *The San Gabriel Valley Tribune* on September 02, 2019, in compliance with the City's Code, and Government Code Section 65091; and

WHEREAS, on September 12, 2019, the City Council of the City of Industry conducted a duly noticed public hearing on the proposed Zoning Code amendment, and considered all testimony written and oral; and

WHEREAS, the City Council reviewed and carefully considered the information in the IS/ND, including all comment letters submitted, and makes the findings set forth herein, and adopts the IS/ND with comments incorporated, as an objective document that reflects the independent judgment and analysis of the City in the discussion of the project's environmental impacts; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings.

The City Council finds that based upon substantial evidence presented to the City Council during the September 12, 2019 public hearing, including public testimony and oral staff reports, that all of the facts set forth in the Recitals, are true and correct, and are incorporated herein by reference.

SECTION 2. CEQA.

- a. The IS/ND for the Project including any comment letters received, is attached hereto as Exhibit A and are incorporated by reference as part of this Ordinance, as if each were set forth fully herein.
- b. The documents and other material constituting the record for these proceedings are located at the Planning Department for the City of Industry, 15625 East Stafford Street, City of Industry, California 91744.
- c. The proposed Project is consistent with the City's General Plan because it assists the City in maintaining a vibrant economy by offering an additional permitted use in the City's Commercial Zone. The new use also adds to the blend of businesses in the City, consistent with Goal LU2, and brings new jobs to the City, consistent with Policy LU2-2.
- d. In accordance with CEQA, the City Council has considered the IS/ND for the Project, including any comments received, and based on the entirety of the record, as described above, the City Council, exercising its independent judgment and analysis makes the following findings regarding the environmental analysis of the project:
 - i. For the reasons set forth in this Ordinance, the City Council finds that there is no substantial evidence in the record supporting a fair argument that approval of the Project will result in a significant environmental effect. The result of the

Initial Study resulted in the determination that a Negative Declaration was prepared for this Project. The Project is administrative in nature. It involves an amendment to the City of Industry Municipal Code to allow collectible mall uses upon approval of a CUP in the Commercial Zone. No grading and/or construction is proposed as part of the Project. Future site-specific development proposing a collectible mall must obtain a conditional use permit with the City, and is subject to the applicable development review and approval process. At the time each site-specific development is proposed, the City will evaluate each project to determine if an Initial Study should be prepared to determine if there are any potential impacts.

- ii. The City Council of the City of Industry hereby makes the findings contained in this Ordinance, and adopts the IS/ND for the Project.

Section 3. Zoning Code Amendment Findings.

Pursuant to Government Code Section 65855, the proposed Project is consistent with the City's General Plan because it assists the City in maintaining a vibrant economy by offering an additional permitted use in the City's Commercial Zone. The new use also adds to the blend of businesses in the City, consistent with Goal LU2, and brings new jobs to the City, consistent with Policy LU2-2.

Section 4. Municipal Code Amendment. Section 17.08.045 (Collectible Mall) is hereby added to Chapter 17.08 (Definitions), of Title 17 (Zoning) of the City of Industry Municipal Code, and shall read in its entirety as follows:

"Collectible mall" is a retail use where two or more businesses under separate ownership are located within a single building with a minimum footprint of 100,000 square-feet, for the sale of items that are suitable for collection, originally a work of fine art, antique, or traditionally collected as a hobby, for display, or as an investment that may appreciate in value, including sports memorabilia, music memorabilia, film and television memorabilia, retro video games, comic books, and popular culture merchandise such as toys, action figures, art, anime, board and card games, or other substantially similar items as determined by the Planning Department.

Section 5. Municipal Code Amendment. Section 17.12.025 (Uses permitted with conditional use permit) of Chapter 17.12 (Commercial Zone) of Title 17 (Zoning) of the City of Industry Municipal Code is hereby amended to add Subsection 15., which shall read in its entirety as follows:

15. Collectible Mall. Any ancillary uses related to the operation of a collectible mall, including autograph signings, celebrity appearances, arcade games, and indoor tournaments may be permitted under the conditional use permit, at the discretion of the approving body.

Section 6. Clerical Errors. The City Council directs the City Clerk to correct any clerical errors found in this Chapter, including, but not limited to, typographical errors, irregular numbering, and incorrect section references.

Section 7. Severability. Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall

not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid, unenforceable, or unconstitutional.

Section 8. Effective Date. In accordance with California Government Code §36937, this Ordinance shall take effect and be in force thirty (30) days from passage and adoption.

Section 9. Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this ordinance to be published and posted as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on September ____, 2019, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Cory Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF INDUSTRY)

CITY CLERK'S CERTIFICATION
RE: ADOPTION OF CITY ORDINANCE

I, Julie Gutierrez-Robles, City Clerk of the City of Industry, do hereby certify that the foregoing Ordinance No. 806 was introduced at the regular meeting of the City Council on September 12, 2019 and was adopted at a regular meeting of the City Council on September 26, 2019 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Julie Gutierrez-Robles, City Clerk

(SEAL)

Exhibit A

IS/ND – Ordinance No. 806

[Attached]

FINAL DRAFT

**Draft Initial Study and
Negative Declaration**

**Zone Amendment (“ZA”) No. 18-1 permitting
“Collectible Malls” in Commercial Zones**

Lead Agency:

City of Industry
15625 East Stafford Street
City of Industry, CA 91744
(626) 333-2211



Prepared By:



CASC Engineering and Consulting, Inc.
1470 E. Cooley Dr.
Colton, CA 92324
(909) 783-0101 Ext. 5370

July 17, 2019

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CHAPTER ONE – INTRODUCTION

1.1 Purpose and Authority

This Initial Study/Negative Declaration ("IS/ND") has been prepared in accordance with the California Environmental Quality Act (California Public Resources Code §§ 21000 *et seq.*) ("CEQA") to evaluate the potential environmental impacts associated with the implementation of the proposed amendment to Title 17 of the City of Industry's Municipal Code ("Code"), which will include changes to Chapter 17.08 (Definitions) and Chapter 17.12 (Commercial Zone). This document is prepared in conformance with CEQA and the CEQA guidelines (California Code of Regulations, Title 14, § 15000 *et seq.*). This IS/ND is intended to serve as an informational document for the public agency decision makers and the public regarding the Project.

1.2 Documents Incorporated by Reference

As permitted by Section 15150 of the CEQA Guidelines, this IS/ND references several technical studies and analyses. Information from the documents incorporated by reference is briefly summarized in the appropriate section(s). The relationship between the incorporated part of the referenced document and the IS/ND has also been described. The documents and other sources used in the preparation of this IS/ND include, but are not limited to:

- 2019 California Environmental Quality Act (CEQA)
- CEQA Guidelines, Appendix G (2019)
- City of Industry General Plan (adopted June 2014) and Final Environmental Impact Report (FEIR) dated May 2014
- City of Industry Municipal Code Chapter 17.12 "Commercial Zone"
- Los Angeles County General Plan (adopted October 2015)
- Los Angeles County GIS Data Portal and Interactive Map (GIS-NET)
- California Department of Conservation Los Angeles County Important Farmland Map, 2016
- South Coast Air Quality Management District (SCAQMD)
- Air Quality Management Plan (AQMP), 2016
- California Air Resources Board (CARB) Scoping Plan
- California Department of Conservation's Mineral Land Classification Survey and Map
- California Geological Survey
- Los Angeles County GIS Data Portal Board of Education (BOE) School Districts, 2011
- California Government Code § 66477
- Public Resources Code section 5024.1

1.3 Documents Prepared for the Project

As part of the CEQA review process, technical studies may be prepared for the Project in support of the findings in the Initial Study, if the lead agency determines that it is required. City staff indicated that technical studies will not be required for the proposed project due to the nature and size of the proposed Project.



CHAPTER TWO – ENVIRONMENTAL CHECKLIST AND DISCUSSION

2.1 Project Summary

1. Project Title:

Zone Amendment ("ZA") No. 18-1: Permitting "Collectible Malls" in Commercial Zones

2. Lead Agency Name and Address:

City of Industry
15625 East Stafford Street
City of Industry, CA 91744

3. Contact Person and Phone Number:

Nathalie Vazquez, Contract Assistant Planner II
(626) 333-2211 ext. 107

4. Project Location:

City of Industry, CA (citywide policy for commercial zones)

5. Project Applicant's Name and Address:

Janet Zamarripa with Frank & Collectible Show
20800 Apache Way
Walnut CA, 91789

6. General Plan Designation:

Not Applicable – Citywide Policy

7. Zoning Designation:

Commercial

8. Project Description:

Janet Zamarripa on behalf of Frank & Son Collectible Show is proposing a Zone Amendment that will amend Title 17 of the City's Municipal Code ("Code"), which will include changes to Chapter 17.08 (Definitions) and Chapter 17.12 (Commercial Zone). The changes under Zone Amendment ("ZA") No. 18-1 ("Project") will allow for a collectible mall to be a permitted use in commercial zones in the City of Industry ("City") with an approval of a Conditional Use Permit ("CUP"). The proposed language to be added to Chapter 17.08 is as follows:

17.08.045 Collectible Mall. "Collectible mall" is a retail use where two or more businesses under separate ownership are located within a single building with a minimum footprint of 100,000 square-feet, for the sale of items that are suitable for collection, originally a work of fine art, antique, or traditionally collected as a hobby, for display, or as an investment that may appreciate in value, including sports memorabilia, music memorabilia, film and television memorabilia, retro video games, comic books, and popular culture merchandise such as toys, action figures, art, anime, board and card games, or other substantially similar items as determined by the Planning Department.



FINAL DRAFT

The proposed language to be added to Section 17.12.025 is as follows:

15. Collectible Mall. Any ancillary uses related to the operation of a collectible mall, including autograph signings, celebrity appearances, arcade games, and indoor tournaments may be permitted under the conditional use permit, at the discretion of the approving body.

***Note:** No grading and/or construction is proposed as part of the Project. Future site-specific development proposing a collectible mall must obtain a conditional use permit with the City of Industry and is subject to the applicable development review and approval process. At the time each site-specific development is proposed, the City will evaluate each project to determine if an Initial Study should be prepared to determine if there are any potential impacts.*

9. Surrounding Land Uses and Setting:

The City is predominantly developed, and approximately 524 acres of the City are designated for commercial uses. **As of 2010, eighty-seven percent (87%) of usable land in the City was developed. According a recent parcel records search conducted by the City's Planning Department, all commercial zoned parcels are currently developed and built out.** The parcels designated as commercial zones are scattered on the edges of the City, with access to the 60-fwy and major arterials such as Valley Boulevard and Railroad Street. The City is surrounded by the following cities: City of La Puente and City of Walnut to the north, City of Rowland Heights, City of Hacienda Heights to the south, City of Diamond Bar to the east, and City of El Monte to the west. The City is also served by the Freeway 57 and Freeway 605.

10. Other Public Agencies Whose Approval is Required (e.g. permits, financing approval, or participation agreement):

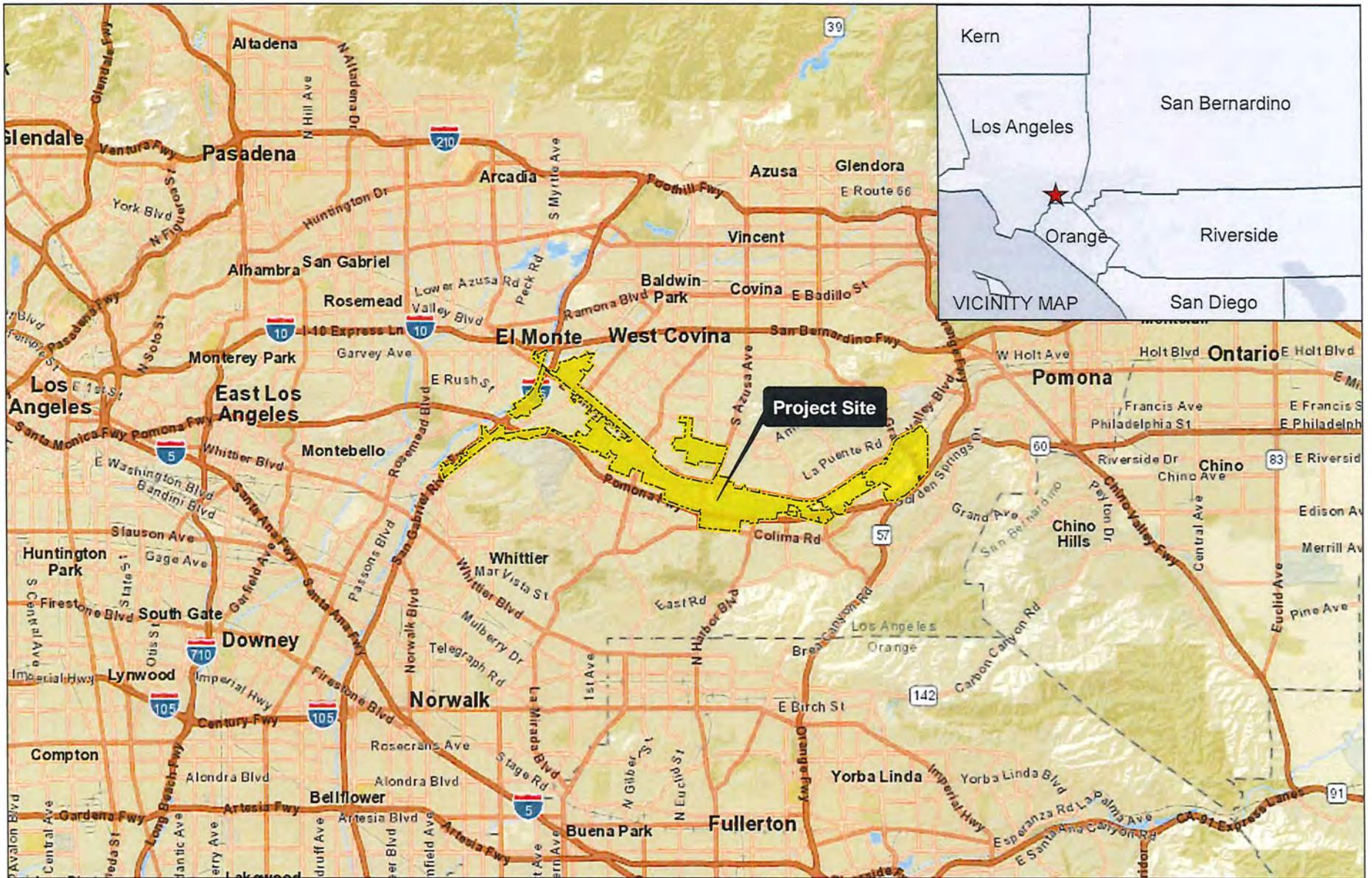
The proposed Project will require review and/or approval from the City's Planning Commission and City Council. Since the Project is a Zoning amendment to allow "collectable malls" in commercial zones, the Project does not require other public agency approvals, such as permits, financing approval, or participation agreement.

11. Native American Tribes:

Have California Native American tribes traditionally and culturally affiliated with the "Project" area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

The City provided letter notification of the proposed Zone Amendment to the Gabrieleno Band of Mission and the Soboba Band of Luiseno on June 27, 2019, per Public Resources Code section 21080.3.1, and did not receive a request for consultation from either Tribes.





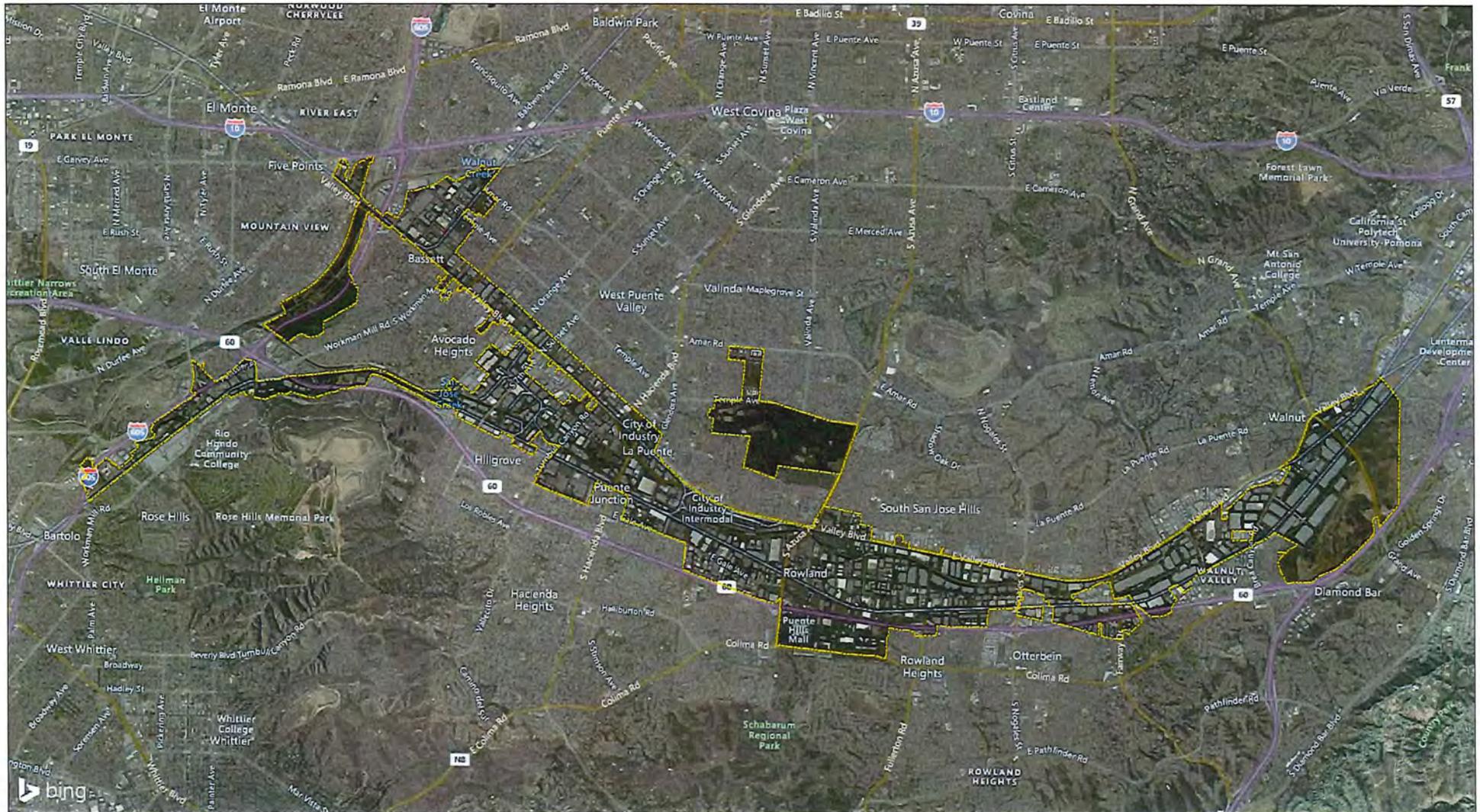
Source: ESRI, County of Los Angeles, City of Industry



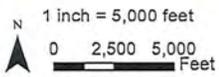
1 in = 64 miles



Figure 1
Regional Vicinity
PROPOSED ZONE AMENDMENT (ZA 18-2) INITIAL STUDY -
CITY OF INDUSTRY • COUNTY OF LOS ANGELES



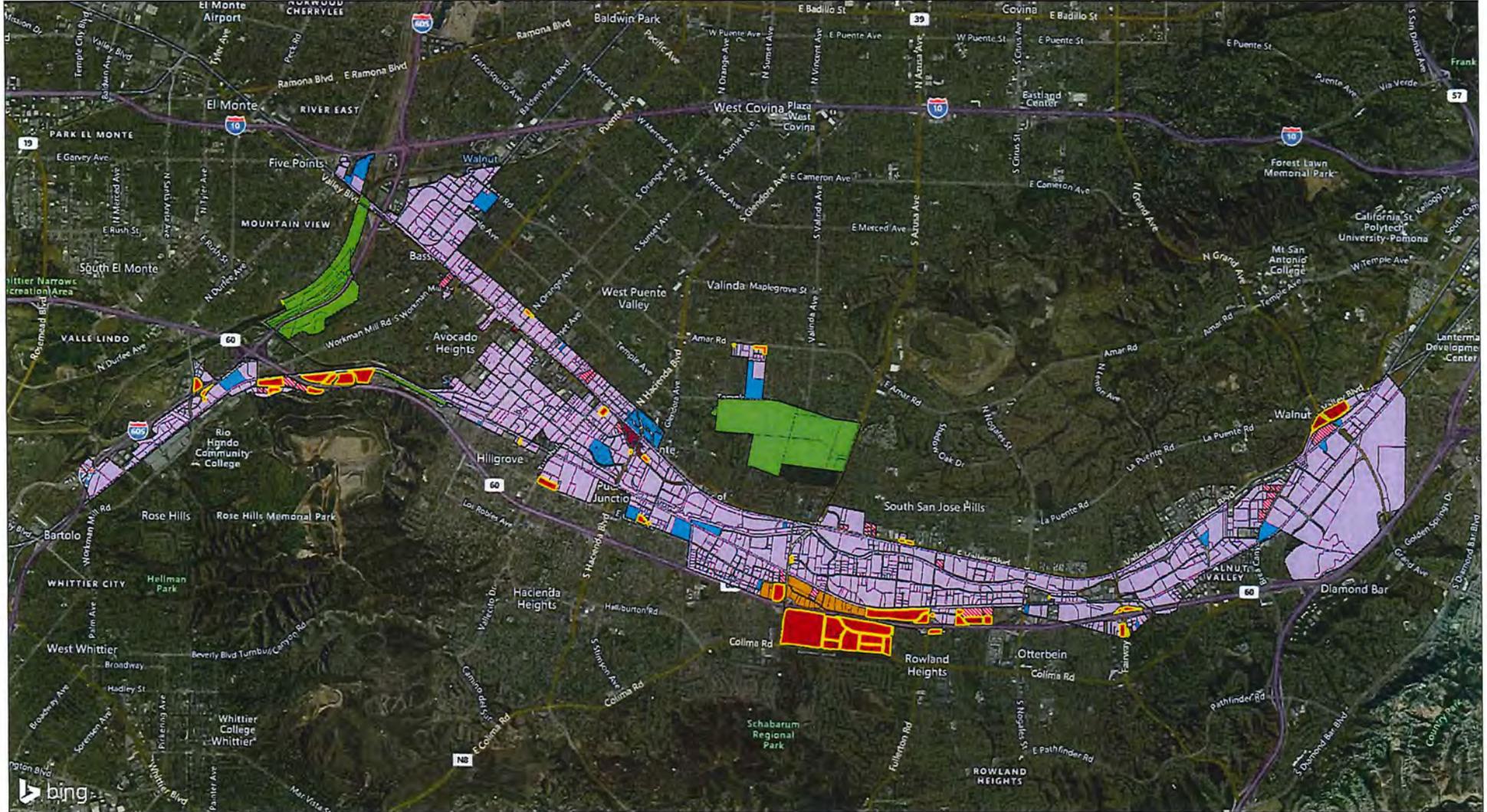
Source: ESRI, County of Los Angeles, City of Industry



Project Boundary - City of Industry

Figure 2
Project Boundary

PROPOSED ZONE AMENDMENT (ZA 18-2) INITIAL STUDY -
CITY OF INDUSTRY • COUNTY OF LOS ANGELES



Source: ESRI, County of Los Angeles, City of Industry

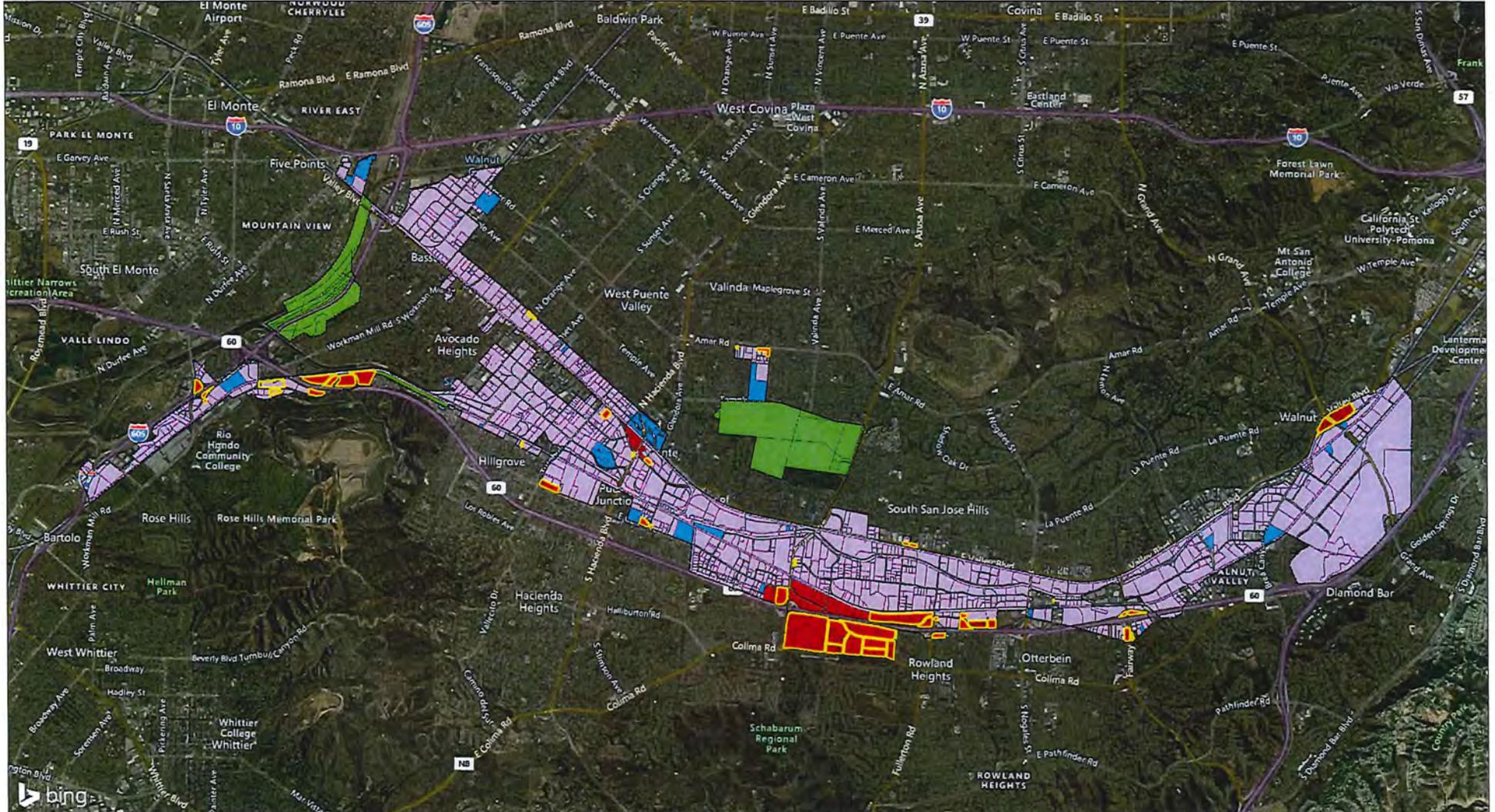


1 inch = 5,000 feet
 0 2,500 5,000 Feet

City of Industry	Zoning Industrial (I)	Commercial (C)	Institutional (INST)
Zone Amendment-Collectible Malls	Industrial - Commercial Overlay (IC Overlay)	Commercial - Adult Business Overlay (AB)	Recreation and Open Space (ROS)
	Automobile Zone (AZ)		

Figure 3
Zoning

PROPOSED ZONE AMENDMENT (ZA 18-2) INITIAL STUDY - CITY OF INDUSTRY • COUNTY OF LOS ANGELES



Source: ESRI, County of Los Angeles, City of Industry



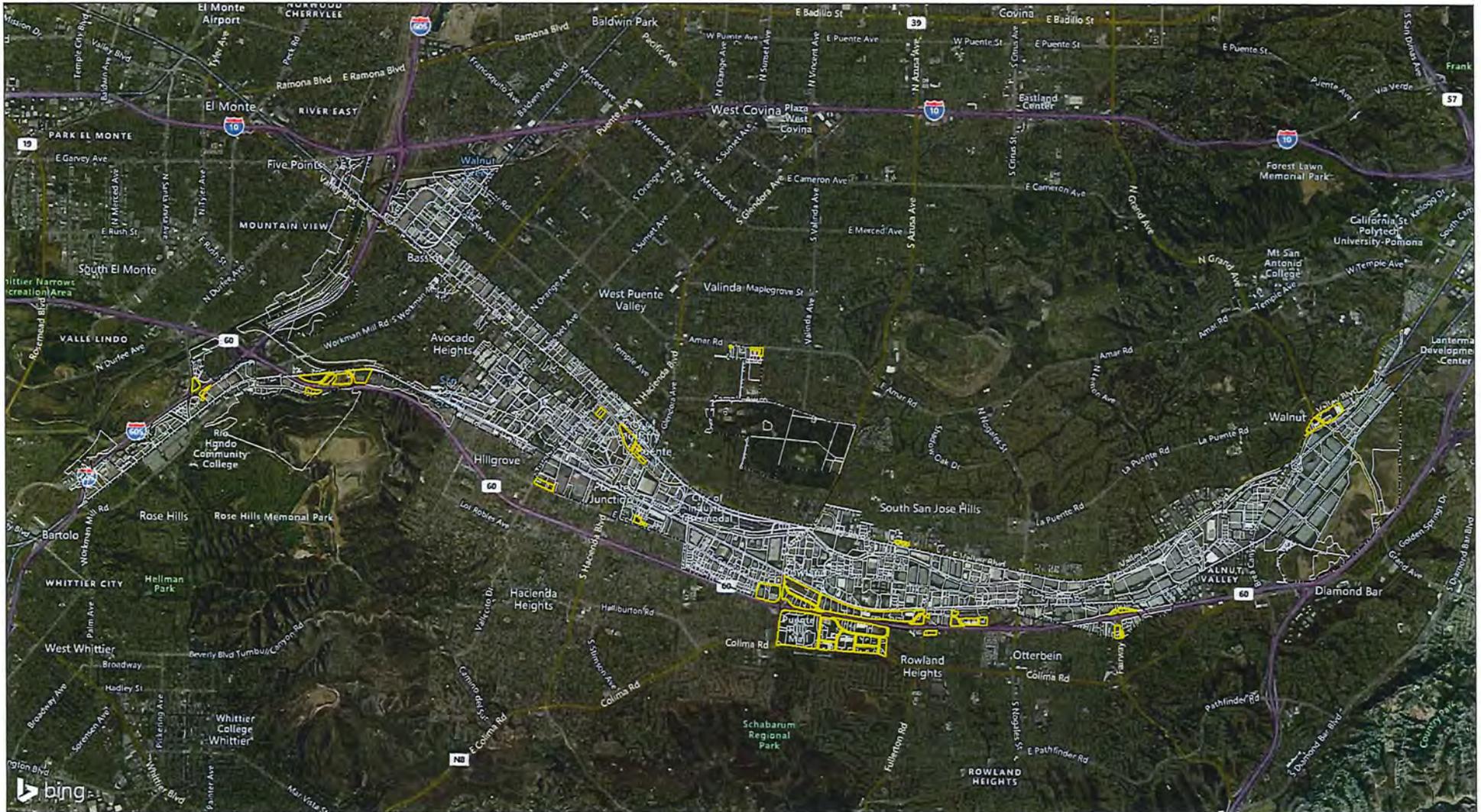
1 inch = 5,000 feet
 0 2,500 5,000 Feet

- | | |
|------------------------------------|---------------------------|
| City of Industry | Institutional |
| Zone Amendment - Collectible Malls | Recreation and Open Space |
| Employment | Commercial |

Figure 4
Land Use

PROPOSED ZONE AMENDMENT (ZA 18-2) INITIAL STUDY - CITY OF INDUSTRY • COUNTY OF LOS ANGELES

OneDrive - cascinc.com\City_of_Industry\IS_MND\Maps\Figure4_GPLU.mxd of 7/1/2019



Source: ESRI, County of Los Angeles, City of Industry



1 inch = 5,000 feet
 0 2,500 5,000 Feet

- City of Industry LA County Assessor Parcels (2016)
- Zone Amendment - Collectible Malls

Figure 5
Commercial Zoned Parcels
 PROPOSED ZONE AMENDMENT (ZA 18-2) INITIAL STUDY -
 CITY OF INDUSTRY • COUNTY OF LOS ANGELES

FINAL DRAFT

2.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Energy	<input type="checkbox"/>	Hydrology/Water Quality
<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Mandatory Findings of Significance	<input type="checkbox"/>	Tribal Cultural Resources	<input type="checkbox"/>	Wildfire

2.3 Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION has been prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Nathalie Vazquez
Consultant Assistant Planner II

Date

2.4 Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g. the Project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a



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previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- City of Industry General Plan EIR
- Los Angeles County (LA County) GP-NET



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Findings of Fact: The City is located in Los Angeles County (LA County) and is surrounded by urban and built-up environments. The City is approximately 7,7706 acres and consists mostly of commercial-industrial uses. Except for the Industry Business Center (IBC) which is currently vacant and located in the eastern end, the City is almost completely built out and highly developed. According to a parcel records search conducted by the City of Industry Planning Department, all commercial parcels are currently built out. The Puente Hills border the City to the south and the San Gabriel Mountains are approximately seven miles north of the City; both offer scenic vistas for portions of the City. The proposed amendment to the City's Municipal Code ("Code") will allow for a collectible mall to be a permitted use in the City through approval of a Conditional Use Permit ("CUP") in commercial zones. Collectible malls are similar to retail use, which is already a permitted use in commercial zones with the approval of a use permit. This amendment is not anticipated to be substantial enough to adversely affect scenic, day or nighttime views in the area. Site-specific projects that involve grading or new construction will require separate development review through the City's development process and will be conditioned upon approval in order to ensure compliance with City goals and policies of the General Plan and the development standards contained in the Zoning Ordinance.

Discussion of Impacts

- a) Have a substantial adverse effect on a scenic vista?

No Impact. The proposed Zone Amendment will permit collectible mall uses in commercial zones within the City. The nearest officially designated State Scenic Highway is Route 2, which is located approximately 16.7 miles north of the City. The City is located approximately 11.3 miles south of the county eligible, State Scenic Highway 39. The properties surrounding the City's commercial zones consist primarily of industrial structures and uses, with high density residential developments along City boundaries. County eligible State Scenic Highway 57 is located approximately 1.60 miles southeast of the nearest City commercial zone, which is buffered by high density housing development. Due to the distance from designated and eligible scenic highways and scenic vistas, and the surrounding high-density urban land uses, collectible mall use with a CUP in commercial zones would not have an adverse impact on scenic resources. As such, no impacts would occur.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The City's commercial zones that would be eligible for collectible mall use are presently developed and disturbed, and the proposed permitted use would not be substantially different than current land uses. Expected projects would not substantially damage scenic resources such as trees or rock outcroppings. In the instance that scenic resources are present on parcels with proposed projects or activities which may have significant environmental impacts, the project would be subject to conformance with CEQA guidelines and the City of Industry General Plan regulations. As such, no impacts would occur.

- c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible



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vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The Zone Amendment would not result in commercial land uses which would substantially degrade the existing visual character or quality of public views in the City. No grading and/or construction is proposed as part of the Zoning Amendment. Future site-specific development proposing a collectible mall will obtain a conditional use permit with the City and subject to the applicable development review and approval process. At the time each site-specific development is proposed, the City will evaluate each project to determine if an Initial Study should be prepared to determine if there are any potential impacts. Collectible malls are anticipated to include retail and special event uses, which were previously analyzed in the City's General Plan EIR. Permitted uses in the City with approval of a CUP are not expected to conflict with applicable zoning and other regulations governing scenic quality, and if significant environmental impacts are suspected the project would be subject to environmental review as per CEQA requirements. Furthermore, adherence to the design standards and guidelines of the City's Municipal Code and implementation of the General Plan Update policies would ensure that future development activity that would be accommodated by the General Plan Update would not substantially degrade the visual character or quality of the City or its surrounding.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact. The proposed definition for a collectible mall states that it is "...a building with a minimum footprint of 100,000 square-feet..." which implies that there may be substantial lighting requirements to operate the use. Although future development will be required to comply with the City General Plan, Municipal Code, and the California Building Code ("CBC") on lighting restrictions and requirements to ensure the reduction of light trespass, light pollution, and other threats to scenic resources, there may be the potential for additional levels of light and glare. Future development will be required to comply with City lighting standards. Thus, potential additional levels of light and glare would be less than significant.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. Agricultural resources – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to the information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- Los Angeles County GP-NET
- Los Angeles County General Plan Figure 9.5
- California Department of Conservation Los Angeles County Important Farmland Map, 2016

Findings of Fact: The City was founded as a business and industrial hub. Consequently, there are no land uses designated for agriculture, forest or timberland within the City boundaries (see Figure 4 - City of Industry General Plan Land Use). Furthermore, the Zone Amendment would only apply to parcels zoned as commercial.

Discussion of Impacts

a-e) No Impact. According to the LA County Agricultural Resource Areas Policy Map, there are no agricultural resource areas located within or near the City. This implies that there are no areas designated as Prime Farmland, Unique Farmland, or Farmland or Statewide or Local Importance by the California Department of Conservation that would be significantly impacted by development of a collectible mall under a CUP resulting from this Zone Amendment. Furthermore, no forest, or timberland resources exist within the City. In addition, the commercial zones are surrounded by lands designated for industrial and employment uses. The proposed development will not conflict with zoning for agricultural uses or the Williamson Act. It will not result in other changes that could result in the conversion of farmland to non-agricultural uses. There will be no impact to agricultural, forest or timberland resources as a result of the proposed Zone Amendment.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- South Coast Air Quality Management District (SCAQMD)
- Air Quality Management Plan (AQMP), 2016

Findings of Fact: The City is located in the South Coast Air Basin ("SCAB"), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAB incorporates an area of approximately 6,800 square miles and had a population of approximately 16 million people in 2015. The SCAB is compiled from jurisdictions including Orange County and the non-desert portions of Los Angeles, Riverside and San Bernardino Counties. About two-thirds of the SCAB's population lives within Los Angeles County. U.S. EPA has set National Air Quality Standards (NAAQS) and monitoring requirements for six principal pollutants, which are called "criteria pollutants," including ozone (O3), particular matter (PM) (including both PM10 and PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), and lead (Pb). In 2015, SCAQMD measured concentrations of air pollutants at 34 routine ambient air monitoring stations in its jurisdiction, with primary focus on these criteria pollutants. The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause regional and/or localized exceedances of the federal and/or state ambient air quality standards, such as the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). Currently, the SCAB is in nonattainment for ozone (O3) and PM2.5 under state and federal air quality standards, and PM10 under state air quality standards. The federal Clean Air Act (CAA) requires areas that are not attaining the national ambient air quality



standards (NAAQS) to develop and implement an emission reduction strategy that will bring the area into attainment in a timely manner. The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. The most recent AQMP for the SCAB was published in 2016. The SCAQMD has developed regional and localized significance thresholds (LST) for criteria pollutants, which indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered having an individually and cumulatively significant air quality impact. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.

Discussion of Impacts

a-e) No Impact. The proposed project is a Zone Amendment which would allow "collectible malls" in commercial zones, with the approval of a conditional use permit (CUP). **The Project does not involve any grading or construction of new facilities.** Nonetheless, collectible malls are generally 100,000 s.f. or more, as defined in the proposed Zone Amendment, and have the potential to attract visitors on a regional level during special events due to its relatively large consumer base. This may generate some mobile sources such as diesel and particulate matter from trips generated to and from the mall. Nonetheless, site-specific mitigation measures should be put in place in order to avoid significant impacts to air quality. Future development of collectible malls would need to comply with the standards and regulations established for commercial zones in the municipal code and the implementation measures set forth in the General Plan. The City's General Plan calls out for air quality measures that are aligned with the South Coast AQMP and the California Air Resources Board (CARB) Scoping Plan, such as construction of new energy efficient buildings, use of energy efficient materials and features during retrofitting, and use of recycled materials in new and retrofit construction activities. Furthermore, the City aims to work with SCAG and surrounding jurisdictions on infrastructure improvements intended to relieve congestion and thereby reduce air emissions. As such, no impacts would occur.

Furthermore, collectible malls typically do not propose uses that are commonly associated with odor complaints, such as agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. These malls typically host items such as antiques, sports memorabilia, action figures, anime, and other figures suitable for collection. Therefore, the proposed use will not result in other emissions (such as those leading to odors adversely affecting a substantial number of people) and/or expose sensitive receptors to substantial pollutant concentrations.

At the time that a site-specific project consisting of a collectible mall is proposed, the City will evaluate the proposed project to determine if there are any potential impacts as a result of the project.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- City of Industry General Plan Update Final EIR (dated May 2014)
- City of Industry General Plan EIR – Figure 5.3-1 (Vacant Land/Lots)
- Los Angeles County General Plan Update Interactive Map (GP-NET)

Findings of Fact: Except for its eastern end, which consists of the vacant Industry Business Center (“IBC”) site, the majority of the City is built out. There are roughly 1,005 acres of vacant land in the City, or approximately 13 percent of the City’s total area. Notably, all commercial zoned parcels in the City are developed. Nearly 60 percent (592 acres) of the vacant land in the City is on the IBC site, which is generally located north of the State Route-57/60 merger and east of Valley Boulevard. The remaining vacant lots planned for development in the General Plan Update have been graded or heavily disturbed; evidence of previous development was observed on two of the five; and much of a third lot was covered with large piles of soil that may be soil export from grading operations (see Figure 5.31-1 of the General Plan EIR). No native habitat was observed on any of the five vacant sites. Furthermore, there are no biological or sensitive habitat areas of significance in the City; thus, there is no open space designated solely for the preservation of natural resources. The City is not within an adopted habitat Conservation Plan, natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Vacant parcels throughout the City do not pose significant impacts to biological resource due to the heavily urbanized nature of the City.

Discussion of Impacts

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The proposed Zone Amendment does not involve any grading or construction. A CUP would need to be obtained for any future development projects classified as a “collectible mall.” Per Chapter 5.3 (Biological Resources) of the General Plan EIR, any future development projects proposed that would have adverse effect on any species identified as a candidate, sensitive, or special status species, riparian habitat, or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service would be required to prepare site-specific environmental documentation in accordance with CEQA and requirements of the applicable regulatory agency to ensure that no impacts would occur or that impacts would be mitigated accordingly. This would be ensured through the City’s development review process and compliance with the California Fish and Game Code, Section 1600 *et seq.* As such, no impacts would occur.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?



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No Impact. As stated above, the proposed Zone Amendment does not involve any grading or construction. Any future development that would disturb or impact riparian habitat would be required to prepare site-specific environmental documentation in accordance with CEQA and the requirements of the applicable regulatory agency (e.g., CDFG, USFWS, Corps) to ensure that no impacts would occur or that impacts would be mitigated accordingly.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The City contains water bodies and wetlands, including the San Gabriel River, Diamond Bar Creek, San Jose Creek, Puente Creek, Walnut Creek, and an unnamed tributary to San Jose Creek. Parts of the San Jose Creek is adjacent to commercial zoned parcels in the northeast portion of the City. San Jose Creek passes east-west through almost the entire length of the City, entering at the City's northeast corner and terminating into the San Gabriel River just north of SR-60. San Jose Creek is channelized with concrete bed and banks through the length of the City. According to the City of Industry parcel records search, all commercial zoned land is currently developed and built out. However, any future construction activities that would potentially disturb, or impact wetlands would be required to comply with environmental documentation (e.g. jurisdictional delineation) and requirements of the Federal Clean Water Act, Sections 401, 402, and 404 to ensure that no impacts would occur or that impacts would be mitigated accordingly. As such, no impacts would occur.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The City of Industry General Plan Update EIR provides a discussion of various mitigation measures to avoid impacts to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. The San Gabriel River, which runs northeast-southwest through the west end of the City, provides some corridor for wildlife movement. Commercial-zoned parcels in the City are not adjacent to the San Gabriel River. Currently, according to City records, commercial properties in the City are all built-out. However, any new construction proposed will be required to comply with the mitigation measures set forth in the EIR and comply with the Federal Migratory Bird Treaty Act (United States Code, Title 16, Sections 703-712) in order to avoid potential impacts to the movement and/or breeding of any native resident or migratory wildlife. As such, no impacts would occur.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City does not have any tree preservation policy and/or ordinance to ensure that there are no impacts to biological resources. Therefore, no impacts are expected as a result of the proposed Zone Amendment.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?



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No Impact. The City is not within a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impacts are expected as a result of the proposed Zone Amendment.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- California Environmental Quality Act (CEQA) 2019

Findings of Fact: Prior to its incorporation in 1956, the area of land now known as the City of Industry was predominantly rural and used for agricultural purposes. The City is home to the historic Workman and Temple Family Homestead Museum (15415 Don Julian), an eleven-acre site developed in the 19th century that is owned and funded by the City and managed by the Historical Resources, Inc. and is registered with the National Register of Historic Places (NRHP). The museum features the Workman house, an 1870s-era country home; La Casa Nueva, a 1920s Spanish Colonial Revival mansion built by the Temple family; and El Campo Santo, one of the region’s oldest private cemeteries, which contains the remains of Pio Pico, the last governor of Mexican California, and many other prominent pioneer families.

Discussion of Impacts

a-c) No Impact. The proposed Zone Amendment does not involve any grading or construction of new buildings and/or facilities. However, future development must comply with federal and state requirements when considering nominations for or modifications to resources of significant historical or cultural merit. Furthermore, future development must undergo the proper handling and documentation of historically or archaeologically significant sites, burial sites, and objects that may be discovered. According to the General Plan Update EIR, a small granite bowl fragment measuring 17 centimeters (cm, 6.7 inches) long and 10.5 cm



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(4.1 inches) wide was discovered during an archeological survey for a project in the IBC. Due to the highly urbanized and developed nature of the City, it is unlikely that cultural and archeological resources will be found elsewhere in the City. Nonetheless, if human remains are found during construction in the future, those remains would require proper treatment, in accordance with applicable laws.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- California Public Resources Code
- California Environmental Quality Act (CEQA) 2019

Findings of Fact: As the City and the surrounding region continues to grow and develop, the demand for energy consumption increases. State and county building codes determine energy efficiency requirements for building construction. Changes to building codes over the years have resulted in substantial improvements in energy efficiency. This has translated into less energy required to light, cool, and heat buildings. In addition, green building techniques, such as the use of passive solar orientation, recycled building materials, improved insulation, energy star appliances, and onsite small-scale renewable energy generation have contributed to energy conservation. The Air Quality Element includes policies on energy conservation and promoting renewable energy to help the County meet its climate change goals.

Discussion of Impacts

- a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No Impact. The proposed Zone Amendment would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy



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resources, during project construction or operation because no project is being constructed and/or operated. While the use and/or construction of a collectible mall in the City's commercial zone could potentially have significant energy demands, any proposed project would be subject to its own environmental review and analysis of environmental impacts. No impact is expected. As such, no impacts would occur as a result of the Zone Amendment.

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

No Impact. The proposed Zone Amendment would not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency. Any project constructing or operating a collectible mall with a CUP would be subject to conform with State and Local regulations regarding renewable energy and energy efficiency. These include encouraging the production and use of renewable energy resources, the effective management of energy resources, and the use of existing infrastructure to reduce environmental impacts. This Project only involves a Zone Amendment and does not authorize any particular project, as such, no impacts would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils– Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014

Findings of Fact: The Alquist-Priolo Earthquake Fault Zoning Act was signed into state law in 1972, as amended, primarily to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy across the tract of an active fault. The Act requires the State Geologist to delineate Earthquake Fault Zones along faults that are "sufficiently active" and "well defined." The City does not contain any areas in the Alquist-Priolo Earthquake Fault Zone. However, there are numerous active faults and fault systems within 60 miles of the City. Other geologic hazards include earthquake liquefaction and landslides. The majority of the City is within the zone of required investigation for liquefaction and portions of the City are within the zone of required investigation for earthquake-induced landslides. The California Seismic Hazards Mapping Act requires that site-specific geotechnical investigations be conducted within these zones to identify and evaluate seismic hazards and require mitigation measures avoid impacts related to these hazards.

Discussion of Impacts

a-f) No Impact. The proposed Zone Amendment does not involve earth moving and/or construction of new buildings and/or facilities, it is simply a text amendment to permit collectible malls with the approval of a CUP. However, future site-specific development must



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comply with federal and state requirements such as the California Seismic Hazards Mapping Act in order to assess the geological hazards of a project site (i.e. seismic ground shaking, liquefaction, landslides) and soil stability. Furthermore, site specific development will need to examine soils incapable of adequately supporting the use of waste water disposal systems and assess the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The City's Municipal Code has many existing regulations that mitigate potential safety concerns related to new construction. The City of Industry's Building Regulations are included in the City's Municipal Code as Chapter 15.04 (Building Code). The City has adopted by reference the most recent version of the California Building Standards Code (CBC). The CBC is the building code for California, and Title 24 of the California Code of Regulations. Chapter 15.04 of the Municipal Code establishes rules and regulations to control excavation, grading, and earthwork construction (including fills). Chapter 16.60 (Soil Reports) establishes administrative requirements for issuance of permits, approval of plans, and inspection of grading construction at new subdivisions in accordance with the requirements for grading and excavation contained in the CBC as adopted and modified by City ordinance. Section 13.16.070 (Construction Activity Storm Water Measures) contains construction activity stormwater requirements to preserve water quality and prevent erosion in the City. Section 17.36.080 (Standard Conditions of Approval) outlines standard conditions that are applicable to development projects, including the requirement for project applicants to submit drainage and grading plans to the City Engineer for review and approval prior to issuance of a building permit. As such, no impacts would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions – Would the project:				
a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- South Coast Air Quality Management District (SCQAMD)



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- California Air Resources Board (CARB) Scoping Plan

Findings of Fact: Global climate change has been of concern due to the rise of rapid industrialization. GHGs, primarily carbon dioxide (CO₂), methane (CH₄), and nitrous (N₂O) oxide, collectively reported as CO₂e, are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels, such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also, included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and the disposal and decomposition of municipal waste in landfills (CARB 2008).

The City is a highly industrialized manufacturing and warehousing hub. In recent years, the City has seen a growth in distribution and logistics center for rail and truck cargo, which has led to increased mobile source air pollutants. The City is within the South Coast Air Basin, which experiences heavy concentrations of air pollutants due to the high level of urbanization, prolonged periods of little to no wind, temperature inversions, and mountain ranges surrounding the Basin. The South Coast Air Quality Management District (SCAQMD) monitors the air quality of the Basin, and is responsible for planning, implementing, and informing programs that comply with state and federal air quality standards and measures. Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32) are key legislations that address GHG emissions. AB32 requires the California Air Resources Board (CARB) to develop regulations and market mechanisms to reduce California's GHG emissions to 1990 levels by the year of 2020. SB32 requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030. The California Air Resources Board Scoping Plan is California's GHG reduction strategy to achieve reduction targets per AB 32.

Discussion of Impacts

a-b) No Impact. The proposed Zone Amendment does not involve any grading or construction of new buildings and/or facilities, it is simply a text amendment to permit an additional use-collectible malls, with approval of a CUP. Therefore, it will not directly generate greenhouse gas emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gas. However, future proposed development must comply with SCAQMD requirements, state and federal regulations such as AB 32, and the City of Industry General Plan in order to have a less than significant impact on greenhouse gas emissions. Many of the GHG reduction measures outlines in AB 32 have been adopted over the last five years and implementation activities are on-going. AB 32 requires the State to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030. On April 7, 2016, SCAG's Regional Council adopted the 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (2016 RTP/SCS). As part of the 2016 RTP/SCS, the Los Angeles Regional Diesel Emissions Reduction Program for engine retrofit provided incentive grants to owner-operators of old diesel trucks to upgrade equipment to reduce emissions. Future development should implement best practices to reduce impacts from VMT and utilize CARB-certified engines to reduce diesel emissions. As such, no impacts would occur.



Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- City of Industry General Plan EIR
- LA County General Plan, Figure 6.2 Airport Influence Areas Policy Map

Findings of Fact: As a major industrial center, the City contains businesses that store and use hazardous materials. Additionally, the City functions as a transportation corridor with major rail lines and numerous freeways carrying high volumes of truck and train traffic, which can pose possible impacts in the event of a spill or unauthorized release. Hazardous materials refer generally to hazardous substances that exhibit corrosive, toxic, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are components of products (household cleaners, industrial solvents, paint, pesticides, etc.) and are used in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum products, natural and synthetic gases, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. The proposed Zone Amendment allows for collectible malls within commercial zones in the City. Generally, Collectible malls do not manufacture and/or store hazardous materials. Nonetheless, the Health Hazardous Materials Division of the LACFD oversees, plans, and responds to issues related to hazardous materials and waste for the City of Industry.

Discussion of Impacts

a-g) No Impact. The Zone Amendment adds collectible malls to the list of uses permitted in the Commercial Zone, upon approval of a CUP. The term is defined as follows: “[c]ollectible mall” is any ancillary uses related to the operation of a collectible mall, including autograph signings, celebrity appearances, arcade games, and indoor tournaments may be permitted under the conditional use permit, at the discretion of the approving body.” Given the proposed use with approval of a CUP, there would not be a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, as hazardous materials are not permitted as part of a collectible mall. The Zone Amendment would not induce a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as a result of the permitted land use.

While the proposed commercial use is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste, it shall be determined through environmental review if a proposed project or activity will do so within one-quarter mile of an existing or proposed school on a case by case basis. Similarly, it will be determined by the City on a case by case basis if a proposed collectible mall, approved with a CUP, is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code *Section 65962.5* and, as a result, if it would create a significant hazard to the public or the environment. There is not an airport located within two miles of a public airport or airport use area of the City, nor would any project within the City fall under an airport



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influence policy area. Therefore, the Zone Amendment to allow collectible malls as a permitted use with approval of a CUP would not result in a safety hazard or excessive noise for people residing or working in the project area.

The proposed Zone Amendment to allow collectible malls as a permitted use with approval of a CUP is not expected to impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan identified in the City General Plan. Additionally, the proposed Zone Amendment would not disproportionately expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires in comparison to existing commercial land uses in the City. As such, no impacts would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014

Findings of Fact: The City lies within the San Gabriel River Watershed, which drains to the Pacific Ocean through the San Gabriel River, including numerous storm drainage structures and the Walnut and San Jose Creeks in or near the City. The watershed in Los Angeles County is under the authority of the Los Angeles Regional Water Quality Control Board (RWQCB). The County of Los Angeles Department of Public Works leads the planning and implementation of the San Gabriel River Watershed. The primary receiving water body is San Jose Creek. The San Gabriel Basin aquifer, which encompasses approximately 170 square miles, is the primary groundwater and drinking water source for the San Gabriel Valley.

The San Gabriel Valley (Area 2) Superfund Site is an area of groundwater contamination which encompasses the property that is the site of the Project. However, considering that remediation is currently on-going and that the San Gabriel Valley (Area 2) Superfund Site encompasses the property, these listings are considered a REC in connection with the property. Considering that the property was not identified as a Potentially Responsible Party, no further actions or investigations are warranted at this time.

Discussion of Impacts

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

No Impact. The Zone Amendment to allow for a collectible mall to be a permitted use in the City with approval of a CUP, will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Additionally, any Project granted a CUP to establish or operate a collectible mall will be subject to compliance with all State and local water quality and waste discharge requirements to avoid and mitigate significant impacts to the environment. As such, no impacts would occur.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?



No Impact. The Zone Amendment does not include site-specific development, and thus, will not have a direct impact on substantially decreasing groundwater supplies or interfere substantially with groundwater recharge. With the exception of the IBC site, nearly all of the City is developed with highly urbanized uses and are therefore not available for groundwater recharge. Furthermore, all commercial zoned parcels in the City are already built out and developed. Nonetheless, future grading and/or new construction must undergo the appropriate development review to determine any site-specific impacts that may impede sustainable groundwater management of the basin. This includes preparation of project-specific hydrology studies and implementation of BMPs to minimize runoff and provide for infiltration of stormwater into the soil onsite. As such, no impacts would occur as a result of the proposed Zone Amendment.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No Impact. The Zone Amendment would not substantially alter the existing drainage pattern of a site or area because it is not site specific within the City. The Project is only a zoning text amendment, which does not involve any development or construction. Future development consisting of a collectible mall, will be subject to environmental review to ensure that the existing drainage pattern of an area or site does not alter the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. No impacts would occur.

- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The proposed Zone Amendment has no risk of inundation as it is not site specific, however, a project which intends to obtain a CUP for use of a collectible mall would be subject to environmental review to determine the risk of releasing pollutants in flood hazard, tsunami, or seiche zones due to project inundation. No impacts would occur.

- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The proposed Zone Amendment would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. A project which intends to obtain a CUP for use of a collectible mall would be required to conform with the City of Industry General Plan and Code to mitigate impacts to water quality control plans or sustainable groundwater management plans. No impacts expected would occur.



Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- City of Industry Zoning Map

Findings of Fact: The proposed Zone Amendment consists of an amendment of Title 17 of the City's Code to include collectible malls as a permitted use in the City, with approval of a CUP. This land use would be permitted in commercial zones, which are surrounded by industrial zones and employment land uses. Each land use designation indicates a maximum level of development intensity. According to the City's General Plan, the maximum floor area ratio (FAR) for commercial land uses is 0.5. The FAR for a proposed Project would need to be in conformance with the City's General Plan and not exceed the maximum FAR for commercial land uses.

The use of a collectible mall is consistent with the City's role as an employment and commercial hub for surrounding areas. In addition, there are no areas of biological or habitat significance within the City and consequently there are no open space conservation areas designated for preservation of natural resources.

Discussion of Impacts

Would the project:

- a) Physically divide an established community?

No Impact. The commercial zones where a collectible mall could be a permitted use with approval of a CUP are presently developed and surrounded by industrial and commercial land uses. A proposed project or activity would be subject to environmental review; however, it is not expected that this amendment will result in a physical divide



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of an established community. As such, no impacts would occur.

- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Zone Amendment seeks to allow for a collectible mall to be a permitted use in the City with approval of a CUP. This commercial use will conform with the City of Industry General Plan and will support economically sustainable and strategic growth. Any project applying for a CUP under use as a collectible mall will be subject to comply with all land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect. As such, no impacts would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- California Geological Survey

Findings of Fact: The City does not designate any land uses within the City for mineral resources nor does the City delineate any resource recovery sites. According to the California Geological Survey and the State Mining and Geology Board, no areas within the City are designated as mineral areas. Furthermore, the commercial zones in the City are already significantly developed.

Discussion of Impacts

a-b) No Impact. A project with permitted use as a collectible mall would be subject to separate environmental review. However, no significant impact resulting in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state is expected because there are no mineral areas or resources identified within the City. There are no mineral resource recovery sites delineated within the City boundaries. Therefore, the Zone Amendment would have no impact on the



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availability of a locally-important mineral resource that would be of value to the region and the residents of the state. No impacts would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Noise – Would the project result in:				
a) Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- Los Angeles County General Plan Update Interactive Map (GP-NET)

Findings of Fact: The City is impacted by mobile and stationary noise sources, primarily from truck and traffic noise from major interstate commerce and intrastate thoroughfares that divide the City and daily operations from industrial equipment and commercial activities. Industrial and warehousing operations are major noise sources in the City, including the additional truck traffic that is generated by operations. Schools are both sensitive receptors and noise generators (outdoor physical education classes and sports programs). The City intends on addressing these noise impacts through enforcement of the noise ordinance, project and environmental review, and compliance with state and federal noise standards.

Discussion of Impacts

Would the project result in



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- a-b) Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies and Generation of excessive groundborne vibration or groundborne noise levels?

No Impact. The proposed Zone Amendment allows for the use of collectible malls in commercially designated zones. The City addresses public nuisances under Chapter 1.30 (Public Nuisance) of the City's Municipal Code, and noise from entertainment uses is addressed under Chapter 17.12. However, the City does not have a Noise Ordinance prescribing maximum permissible noise levels. For CEQA analyses and corresponding mitigation recommendations, the City typically defers to the County of Los Angeles's Noise Ordinance. The County of Los Angeles regulates noise through the County Code, Title 12, Chapter 12.08 (Noise Control). Pursuant to the County Code, the County restricts noise levels generated at a property from exceeding certain noise levels for extended periods of time. This Zoning Amendment does not involve any grading or construction of new buildings and/or facilities, it is simply a text amendment that will permit collectible malls in the Commercial Zone. Therefore, it will not generate temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies or produce excessive ground borne noise levels.

However, future construction of collectible malls in commercial zones must comply with the County of Los Angeles Noise Standards for commercial properties. Collectible malls include retail and special events components that may be sources of noise impacts. The County prohibits persons from operating, playing, or permitting the operation or playing of any radio, television, phonograph, drum, musical instrument, sound amplifier, or similar device that produces, reproduces, or amplifies sound in any place of public entertainment at a sound level greater than 95 dBA at any point when it is normally occupied by a customer, unless a conspicuous and legible sign is near each public entrance, stating "Warning: Sound Levels Within May Cause Hearing Impairment." Nonetheless, commercial zones in the City are primarily located near warehousing and industrial zones, which would not be negatively impacted by noise increases. Furthermore, noise generated by commercial uses is generally short and intermittent. As such, no impacts would occur.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. The City is not located within two miles of a public airport or within the vicinity of a private airstrip. However, the City has three private heliports: the Recreation and Conference Center Heliport, Los Angeles County Department Heliport, and the Haddicks Heliport. Helicopter operations in the City are infrequent, and no helicopters are based in these heliports. Thus, noise from helicopter operations in the City are sporadic and short term. While a helicopter overflights can elevate noise levels at receptors within vicinity of each heliport during take-offs and landings, the proposed Zone Amendment will allow for a collectible mall uses, which generally does not involve sensitive receptors. Furthermore, the City is approximately 40 miles from



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the Los Angeles International Airport, approximately 18 miles from Ontario International Airport, approximately 5 miles from the Brackett Field Airport, and approximately 2 miles from the El Monte Airport, which is the closest airport. No areas of the City lie within the airport land use plan or runway protection zone of any of these airports. While occasional noise from aircraft overflights is heard, the City is located outside any airport land use plan and well outside any airport 65 dBA CNEL noise contour zone. As such, a less than significant impact would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014

Findings of Fact: The Zone Amendment would allow for a collectible mall to be a permitted use in the City with approval of a CUP in commercial zones, which are surrounded by industrial and employment land uses. These uses are consistent with the City's role as an employment and commercial hub for surrounding areas. .

Discussion of Impacts

Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. Although the establishment of a collectible mall could generate new sources of employment, it is not anticipated that these additional jobs will increase the local population to induce substantial population growth in the area either directly or indirectly. Existing infrastructure is expected to serve the needs of the project consistent



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with the definition of a collectible mall. The City of Industry General Plan Section 1.5.1 A Hub for Regional Business and Employment indicates that 70% of people working in the City live in the nearby communities of the East San Gabriel Valley, South San Gabriel Valley, Upper San Gabriel Valley, and Whittier. Given this information, the proposed Zone Amendment will have no impact on population growth within the City. As such, no impact would occur.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed Zone Amendment remains consistent with the commercial, industrial and employment land uses within the City. The Zone Amendment would not displace substantial numbers of existing people or housing that would necessitate the construction of replacement housing elsewhere. No impact would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services – Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014



City of Industry
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- Los Angeles County GIS Data Portal Board of Education (BOE) School Districts, 2011

Findings of Fact: The City is in an urban environment with businesses that store large quantities of flammable materials (i.e. paper products, chemicals, and solvents. Natural open space within the City can also be susceptible to wildland fire hazards, such as the 592-acre Industrial Business Center (IBC) site on the City's eastern end. The proposed amendment will allow for collectible malls in commercial zones with an approval of a CUP. Collectible malls generally do not include storage or handling of large quantities of flammable and/or hazardous materials. Nonetheless, future site-specific development must comply with the California Fire Code that contains fire safety-related building standards and the City's municipal code building setback and road widths to ensure adequate emergency access to buildings in case of a fire.

Discussion of Impacts

Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Less than Significant Impact. The Zone Amendment may contribute to an increase in employment-based land uses, which would cause an increase in the number of workers in the Los Angeles County Fire Department and Los Angeles County Sheriff's department service areas. As a result, additional fire and police equipment, facilities, and personnel may be required to provide adequate response times, acceptable public service ratios, and other performance objectives for law enforcement services. Currently, no construction of collectible malls is proposed as part of the Zone Amendment. Furthermore, collectible malls may have the potential to generate additional need for fire protection and emergency medical services for special event type uses. Thus, future site-specific development regarding collectible malls will undergo a CUP review process and approval in order to ensure adequate fire and police services are provided. Thus, future development will have a less than significant impact on government facilities.

- i) Fire protection?

Less than a Significant Impact. The City is served by Battalion 12 of the Los Angeles County Fire Department, which provides fire protection services to the City and maintains a comprehensive inspection program that reduces the potential for accidents. Three fire stations are within the City: Fire Station No. 43 on Stimson Ave, Fire Station No. 87 on Second Avenue, and Fire Station No. 118 on Gale Avenue. Furthermore, the City has plans to build a new fire station at the intersection of Grand Avenue and Garcia Avenue as part of future development plans for the IBC. The Los Angeles County Fire Department will continue to provide fire protection and emergency medical services to approved commercial uses as well as the surrounding community. Thus, future development will have a less than significant impact on fire protection services.

- ii) Police protection?



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iii) **Less than a Significant Impact.** The City is served by the Los Angeles County Sheriff's Department, which is located at 150 N. Hudson Ave. The Los Angeles County Sheriff's Department will continue to provide police protection services to approved commercial uses and the surrounding community. Collectible malls may have the potential to generate additional need for law enforcement protection and emergency medical services during special events. Thus, future site-specific development regarding collectible malls must undergo a CUP review process and approval in order to ensure adequate services are provided. Thus, future development will have a less than significant impact on sheriff protection services.

iv) Schools?

No Impact. The proposed Zone Amendment does not include residential development, does not generate students and does not increase demand on local schools. Schools and educational facilities will not be impacted as a result of the implementation of uses resulting from the proposed Zone Amendment. As such, no impacts would occur.

iv-v) Parks and Other public facilities?

No Impact. The requested changes to the City's Code allowing for the use of a collectible mall to be a permitted use in the City, with approval of a CUP, is not expected to impact parks and other public facilities. The nearby recreational areas including the California Country Club and an open space area designated as a Former Woodland Duck Farm will also not be impacted by project development. The Project does not generate new residents and thus does not increase demand on park facilities or other public services. As such, no impacts would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- California Government Code § 66477

Discussion of Impacts

a-b) No Impact. The proposed Zone Amendment will allow for collectible malls in commercial zones, which include special-event type uses. Collectible malls will provide Exhibit/Event space for the hosting of celebrity autograph signing and gaming tournaments.. Thus, future development of collectible malls will provide additional recreational opportunities for the local and regional community. Collectible malls do not include residential land uses that would generate additional population in the City; therefore, the project would not increase the use of existing neighborhood or regional parks or other recreational facilities or require the construction or expansion of recreational facilities. As such, no impacts would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation/Traffic – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Industry General Plan, 2014
- City of Industry General Plan EIR



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Findings of Fact: The City serves as the employment and commercial hub for the San Gabriel Valley, and thus, must continue to improve its circulations systems to ensure it accommodates the desired level of growth that are functional and safe. Historically, the City's roadways were designed to accommodate automobile and truck traffic. Currently, approximately 95-percent of the roads in the City have been built to their full right-of-way width to accommodate trucks. The City is surrounded several freeways – Pomona Freeway (SR-60), San Bernardino Freeway (I-10), Orange Freeway-Pomona Freeway (SR-57), and San Gabriel River Freeway (I-605), all of which are managed by the California Department of Transportation (Caltrans). Commercial zones are predominantly along SR-60 and Azusa Avenue. The proposed Zone Amendment will allow the use of collectible malls in commercial zones with the approval of a conditional use permit in the City. Collectible malls are classified as a retail-type use, which is a permitted use already analyzed in the City of Industry General Plan EIR. Nonetheless, any future development and/or construction must undergo development review and comply with local, state, federal, and regional standards.

Discussion of Impacts

Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

No Impact. The Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan (RTP) provides the Southern California region with goals and measures to sustainably integrate land use and transportation. The RTP sets broad goals for the region and provide strategies to reduce issues related to congestion and mobility. The proposed Zone Amendment aligns with the General Plan Land Use and Circulation Elements, which is consistent with the goals and strategies set forth in the 2016 RTP. Furthermore, it is important to note that the Project does not involve grading and/or new construction and will not have an impact with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Site-specific development must undergo a separate development review such as a CUP in order to mitigate for any potential significant traffic impacts.

- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

No Impact. Per CEQA Guidelines Section 15064.3, Subdivision (b), site-specific land use projects must analyze the vehicle miles traveled and compare it to an applicable threshold of significance in order to determine a level of impact. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact. Since the proposed Zone Amendment does not involve a site-specific development, this analysis is not applicable to CEQA Guidelines section 15064.3. As such, no impacts would occur.

- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or



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dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed Zone Amendment does not include any construction and will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Future site-specific development and/or construction must undergo development review and comply with local, state, federal, and regional standards. As such, no impacts would occur.

d) Result in inadequate emergency access?

No Impact. The proposed Zone Amendment does not include any construction of new facilities and will not result in inadequate emergency access. Future site-specific development must comply with the design guidelines in the City's municipal code in order to ensure that adequate emergency access is provided on site. As such, no impacts would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures



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Sources:

- City of Industry General Plan, 2014
- City of Industry General Plan EIR
- Public Resources Code section 5024.1

Findings of Fact: Historical resources are buildings, structures, objects, sites, and districts of significance in history, archaeology, architecture, and culture. These resources include intact structures of any type that are 50 years or more of age. They are sometimes called the built environment and can include, in addition to houses, structures such as irrigation works and engineering features. Historical resources are preserved because they provide a link to a region's past and a frame of reference for a community. Often these sites are a source of pride for a city. The City is home the historic Workman and Temple Family Homestead Museum (15415 Don Julian), which is owned and funded by the City and managed by the Historical Resources, Inc. and is registered with the National Register of Historic Places (NRHP). Other historical resources within the City include the Whitter Dam Recreation Area and the Union Pacific Railroad (UPR) alignment.

Discussion of Impacts

a-b) No Impact. The proposed Zone Amendment will affect City code but does not pertain to a specific site project within the City. This Zoning Amendment does not involve any grading or construction of new buildings and/or facilities; it is simply a text amendment that will permit collectible malls in the Commercial Zone. Future development that intends to operate as a collectible mall with a CUP will be subject to environmental review, which includes a review of potential impacts to tribal cultural resources. Future development will be subject to compliance with State and local laws to evaluate and mitigate impacts. The National Historic Preservation Act (NHPA) of 1966 authorized the National Register of Historic Places and coordinates public and private efforts to identify, evaluate, and protect the Nation's historic and archaeological resources. The National Register includes districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Section 106 (Protection of Historic Properties) of the NHPA requires federal agencies to take into account the effects of their undertakings on historic properties. Section 106 Review refers to the federal review process designed to ensure that historic properties are considered during federal project planning and implementation. The Advisory Council on Historic Preservation, an independent federal agency, administers the review process with assistance from State Historic Preservation Offices.

Furthermore, the proposed Zone Amendment, in itself, is not expected to have significant impacts to tribal cultural resources. The City provided a letter notification of the proposed Zone Amendment to the Gabrieleno Band of Mission and the Soboba Band of Luiseno on June 27, 2019, per Public Resources Code section 21080.3.1, and did not receive a request for consultation from either Tribes.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems – Would the project:				
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Industry General Plan, Figure 10.
- City of Industry General Plan, Chapter 3.0 *Resource Management Element*.

Wastewater Treatment

Wastewater Ordinance - The Sanitation Districts' Wastewater Ordinance requires any business that desires to discharge industrial wastewater to the Districts' sewage system to first obtain an industrial wastewater discharge permit.

Domestic Water

The City is serviced by six (6) water purveyors. The water companies include the City Waterworks Systems, Suburban Water Systems, Rowland Water District, San Gabriel Valley Water District, Walnut Valley Water District and La Puente Valley County Water District.

Solid Waste



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Sewage disposal services are provided via the municipal sewer system. Assembly Bill (AB) 939, the Integrated Waste Management Act, requires that every California city divert 50 percent of its waste from landfills by the year 2000, and the City is meeting or exceeding these requirements.

Discussion of Impacts

Would the project:

- a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact. The proposed Zone Amendment, allowing for the use of a collectible mall to be a permitted use in the City, with approval of a CUP, is not expected to result in a substantial increase in wastewater generation. Future development will be required to comply with all applicable wastewater treatment requirements of the Los Angeles County Regional Water Quality Control Board (Region # 4), and the City of Industry Sanitation Districts Wastewater Ordinance as described in the City General Plan Section 3.2.1 *Water Resources*. Thus, Future development will be required to be in compliance with applicable wastewater treatment requirements. Thus, there will be less than significant impacts.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less than Significant Impact. Due to the nature of the proposed Zone Amendment, expansion of water and wastewater facilities would not be necessary. According to the City of Industry General Plan Section 3.2.1 *Water Resources*, the six separate water agencies that serve the City have reported water supplies in excess of projected water demands over the 2015-2035 period that will satisfy the projected water demand to accommodate the forecast increased usage for the future buildout of the land use plan. Future development will be required to provide adequate water supply. Thus, there will be less than significant impacts.

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. Future development will be responsible for all necessary and appropriate drainage improvements, as reviewed and approved by the City. The Zone Amendment is not expected to result in activity which will demand wastewater treatment services that exceed the adequate capacity of providers. Future development will be required to provide adequate drainage improvements. Thus, there will be less than significant impacts.

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No Impact. The Zone Amendment allowing for the use of a collectible mall to be a permitted use in the City, with approval of a CUP, is not expected to result in a substantial increase in solid waste generation. Any projected use will be subject to



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comply with State or local standards, to meet solid waste reduction goals and avoid generating solid waste in excess of or in excess of the capacity of local infrastructure. Future development will need to comply with applicable State and/or local standards. As such, no impacts should occur.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The Zone Amendment will allow for the use of a collectible mail to be a permitted use in the City, with approval of a CUP, and this proposed use will be required to comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Future development will be required to comply with applicable federal, state and local regulations related to solid waste. As such, no impacts would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire – If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Project Impacts and Mitigation Measures

Sources:

- California Fire Prevention Fee; GIS database

Findings of Fact: The City is not located in a State Responsibility Area (SRA) at this time; however, it is flanked by SRAs in close proximity of the City boundaries. The City is part of the Consolidated Fire Protection District of Los Angeles County, which provides fire protection and emergency services to the City. The City is served by the County of Los Angeles Fire Department (LACFD), which has three fire stations within the City (Fire Station No. 43 on Stimson Avenue, Fire Station No. 87 on Second Avenue, and Fire Station No. 118 on Gale Avenue). Additional stations in neighboring communities that have jurisdiction in the City and could serve during emergency events.

Discussion of Impacts

If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The proposed Zone Amendment does not propose any construction of new facilities. The City relies on the County of Los Angeles Emergency Management Plan (EMP) to provide for the City's response to emergency situations such as natural disasters. The Forestry Division of LACFD is responsible for the review of environmental documents related to development and coordination of wildland fire planning, enforcement of the Department's brush clearance program, and review of fuel modification plans. Site-specific development of a collectible mall would need to obtain applicable development review approvals with the City and responsible agencies such as the LAFCD and must comply with the adopted emergency response plan or emergency evacuation plan in order to ensure that there are no significant impacts.

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The proposed Zone Amendment does not pertain to a specific Project site; therefore, it is simply a text amendment that will permit collectible malls in the Commercial Zone, and does not involve any construction or development. There will be no impact to wildfire risks or exposing project occupants to pollutant concentrations, or to the uncontrollable spread of a wildfire. As such, no impacts would occur.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The proposed Zone Amendment does not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. As such, there would be no impacts.



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- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The proposed Zone Amendment does not propose grading and/or construction of new structures, and thus, would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Site-specific development will need to comply with Chapter 15.04 (Building Code) of the City's Municipal Code. The building code contain provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. For example, Chapter 15.04 (Building Code) of the City's Municipal Code establishes rules and regulations to control excavation, grading, and earthwork construction (including fills). Additionally, as standard procedure by the City, grading and soil compaction requires the preparation of site-specific grading plans, soils and geotechnical reports (which must address liquefaction, subsidence, and other potential soil stability hazards), and hydrology studies, which are required to be submitted to and reviewed and approved by the City prior to the commencement of any grading activities.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory?

No Impact. As previously discussed, the proposed Zone Amendment ("ZA18-1") to the City of Industry Municipal Code, which will allow collectible malls in commercial zone, does not propose grading and/or construction, it is simply a text amendment to permit collectible malls in the Commercial Zone. The Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory. At the time site specific projects are proposed, they will be evaluated to determine if there are any potential impacts. As such, there are no impacts.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact. The proposed Zoning Amendment does not propose any development at this time and will not have impacts that are cumulatively considerable meaning that there are no incremental effects when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project. As such, there are no impacts.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The proposed Zone Amendment will allow for collectible mall uses in commercial zones within the City of Industry with a CUP. Site-specific development of collectible malls will need to obtain a CUP approval with the City in order to ensure compliance with the Municipal Code and applicable local, state, and federal regulations. The Zone Amendment itself is a text amendment to the Municipal Code and does not pose an environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly. As such, there are no impacts.



CITY COUNCIL

ITEM NO. 6.1



CITY OF INDUSTRY

MEMORANDUM

To: Honorable Mayor Moss and Members of the City of Council
From: Troy Helling, City Manager *TH*
Staff: Dina Lomeli, Consultant Associate Planner *D.L.*
Nathalie Vazquez, Consultant Assistant Planner II *NV*
Date: September 26, 2019
Subject: Development Plan 19-05 and Conditional Use Permit 19-05, Raising Canes Restaurant, 1420 S Azusa Avenue

Proposal:

Section 17.04.120 of the Municipal Code ("Code") requires that when separate applications for the same project involve final decisions by the Planning Commission and City Council, all applications must first be submitted to the Planning Commission for review and recommendation, and then to the City Council for a final decision. This project involves the following two applications submitted by PM Design Group, Inc., on behalf of Raising Canes.

Development Plan (DP) 19-05 is for the construction of a new 4,500 square foot commercial building with a drive-thru and an outdoor patio that is approximately 1,537 square feet, located at 1420 South Azusa Avenue.

Conditional Use Permit ("CUP") 19-05 is for a new fast food restaurant use, with 200 seats, known as "Raising Canes".

Because a development plan requires City Council approval, and the CUP requires Planning Commission approval, the Planning Commission served as the recommending body, and the final decision rests with the City Council.

Location and Surroundings:

As shown on the location map (Exhibit A), the project site is on an irregular shape lot located on one of the outer parcels of Puente Hills Mall, on the southeast corner of the 60 Freeway and Azusa Avenue. The parcel is identified by the Assessor's Parcel Number 8265-004-115, and is approximately 2.25 acres and is surrounded by improved commercial developments and streets.

Project Description:

DP 19-05

Development Plan 19-05 is requesting approval for the construction of a new 4,500 square foot commercial building with a drive-thru and an outdoor patio that is approximately 1,537 square feet, located at 1420 South Azusa Avenue (Exhibit B). The proposed restaurant will be located on

a lot that was previously developed, and operated under Conditional Use Permit 97-2 for a restaurant use and alcohol sales, the prior use has been inactive for more than six months. The development consisted of a 7,500 square foot commercial structure that will be demolished and replaced by a new building for Raising Canes. Given the inactivity, the property owner has provided the City with a notice of surrender of CUP 97-2. The applicant's request complies with the City's development guidelines set forth in the City's Code.

CUP19-05

Conditional Use Permit 19-05 is a request for a new restaurant use known as "Raising Canes". The restaurant will be located at 1420 South Azusa Avenue ("Property"). The proposed building will operate as a Raising Canes fast-food restaurant chain that specializes in the preparation of chicken fingers for off-site and on-site consumption. The fast-food restaurant's business hours will be from 9:00AM to 1:00AM Sunday through Thursday, and 9:00 AM to 3:00 AM Friday through Saturday, and will accommodate 305 patrons and employ 16 people.

Staff Analysis:

Staff has reviewed that the proposed development project and determined that it is consistent with the Zoning ("C" – Commercial) and General Plan (Commercial) designations of the Property and complies with the development and design standards found in Section 17.36, *Design Review*, of the City's Code as set forth above. Specifically, the project is in compliance with all applicable development standards including: parking, landscaping, lot coverage, building height and setbacks.

Property

The proposed restaurant will be located on a lot that was previously developed under Conditional Use Permit 97-2 for a restaurant use and alcohol sales. The development consisted of a 7,500 square foot commercial structure and housed a business known as New Orleans Bistro. As shown on the attached site plan (Exhibit B) the applicant plans to demolish the existing building and construct a new commercial structure that will be approximately 4,500 square feet with a drive-thru and an outdoor patio that is approximately 1,537 square feet for a new restaurant. Section 17.36.060 of the Code calls for well-designed and coordinated buildings, walls, lighting and landscaping. The proposed building will bring the unique modern look to an existing lot that has an outdated, rundown building. The building's exterior materials will consist of a black metal canopy with aluminum glass storefront. The building walls will have a variety of decorative architectural elements such as stucco, decorative alamo brick and roman brick. The proposed building will have mixture of light and dark brown paint to match the corporate colors of the Raising Canes. The building will include a parapet wall that will conceal any rooftop mechanical equipment from street view.

Access

The Property is served by street access adequate in width and improved as necessary to carry the quantity of traffic the development may generate. The City's Code requires all driveway and drive-aisles to be a minimum of 26 feet in width. The Property's main entrance is located on the southwest side of the proposed building, on Azusa Avenue and will consist of a 26 foot driveway that will lead into the main parking lot of the site. There is also various entrances throughout the mall that lead into the proposed restaurant. All existing and proposed drive aisles on this site are 26 feet or greater.

Compatibility

Section 17.36.060.Q. of the Code, requires that a minimum of 12 percent of the site be devoted to landscaping. The property will have a total of 26,003 square feet of landscaping (26.7%) the landscaping will be concentrated along Azusa Avenue and fronting on the southern drive aisle.

The site exceeds the City's minimum landscape requirements and much of the existing landscaping throughout the shopping center consists of mature, shrubs and trees.

Parking

Per Section 17.12.050.C. of the Municipal Code, parking for a restaurant is one space per every two and a half fixed seats, the project is required to provide 80 parking spaces. The lot has a total of 88 existing parking stalls, therefore exceeding the parking requirement.

CUP17-5

The request for a new fast food restaurant in a new 4,500 square foot commercial building for a restaurant known as "Raising Canes" is consistent with the Zoning "C" (Commercial) and General Plan (Commercial) designations of the site and complies with the standards in Sections 17.12, "C" Commercial zone, of the City's Municipal Code.

Property

The Property meets all requirements of the Zoning Code, such as adequate in size, shape, topography, and location to accommodate the yards, walls, fences, parking and loading facilities, landscaping, required by Section 17.12.050 of the Municipal Code. There are adequate utilities to accommodate the proposed use, as the CUP request does not involve increased demands placed upon the existing water, gas, electricity and sewer utilities that adequately serve the site.

Access

The Property is served by street access adequate in width and improved as necessary to carry the quantity of traffic the development may generate. The City's Code requires all driveway and drive-aisles to be a minimum of 26 feet in width. The Property's main entrance is located on the southwest side of the proposed building, on Azusa Avenue, and will consist of a 26 foot driveway that will lead into the main parking lot of the site. There are also various entrances throughout the mall that lead into the proposed restaurant. All existing and proposed drive aisles on this site are 26 feet or greater.

Parking

Per Section 17.12.050.C. of the Municipal Code, parking for a restaurant is one space per every two and a half fixed seats, therefore the project is required to provide 80 parking spaces. The lot has a total of 88 existing parking stalls, therefore exceeding the parking requirement.

Environmental Analysis:

The proposed project is exempt from the California Environmental Quality Act ("CEQA") per Section 15332. This Class 32 exemption applies to in-fill development where the project is consistent with the general plan designation and all applicable general plan policies, as well as the zoning designation and regulations; the project occurs in the city limits, the site is no more than five acres, and is substantially surrounded by urban uses; the project site has no value as a habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects related to traffic, noise, air or water quality; and the site can be adequately served by all required public utilities and all public services. The site is 2.25 acres which is under the five acre threshold required in the infill exemption and is surrounded by developed industrial buildings and uses. All roads and utilities are existing and maintained to serve industrial uses and are suitable for the new commercial structure. The site does not contain any endangered habitat because it is a developed lot that was disturbed when the original building was built and all environmental concerns such as endangered, rare or threatened species if any were addressed and mitigation measures were put in place to address them at that time. The new 4,500

square foot structure would not result in significant effects related to traffic, noise, and air because the design of the building took into consideration the traffic impact and designed the drive thru to avoid traffic and congestion by providing a well design site plan. Noise and air will not be impacted since the site is located adjacent to the 60 freeway and a major intersection that generates more traffic and noise than a new restaurant. Also, the new restaurant will not affect water quality because the project is required to have a Water Quality Management Plan (WQMP) in place where all water is treated on site before going to City sewer. Furthermore no hazardous waste is produced at this site. The site is currently served by all public utilities, fire, and police and will continue to be served by them.

Fiscal Impact:

Development Plan 19- 05 and Conditional Use Permit 19-05 will have a positive fiscal impact to the City of Industry.

Recommendation:

Because the Development Plan proposes a project that complies with the development standards of the Municipal Code, does not pose a significant impact on the environment, and satisfies the above-mentioned findings, Staff recommends that the City Council:

1) Adopt Resolution No. CC 2019-36 (Exhibit G) approving Development Plan No. 19-05 and Conditional Use Permit 19-05 with the Standard Requirements and Conditions of Approval contained in the Resolution.

Exhibits:

- Exhibit A: Location Map
- Exhibit B: Site Plan
- Exhibit C: Floor Plan
- Exhibit D: Elevation
- Exhibit E: Notice of Exemption
- Exhibit F: Public Hearing Notice
- Exhibit G: Resolution No. CC 2019-36 recommending City Council approval of Development Plan 19-05 with findings of approval, Standard Requirements and Conditions of Approval.

EXHIBIT A

Location Map – Development Plan 19-05

[Attached]



Azusa Avenue

60 Freeway

EXHIBIT B

Site Plan – Development Plan 19-05

[Attached]

EXHIBIT C

Floor Plan – Development Plan 19-05

[Attached]

EXHIBIT D

Elevation – Development Plan 19-05

[Attached]

EXHIBIT E

Notice of Exemption – Development Plan 19-05 and Conditional Use Permit 19-05

[Attached]

To: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Highway #2001
Norwalk, CA 90650

From: City of Industry
15625 E. Stafford Street, Suite 100
City of Industry, CA 91744

Project Title: DP 19-05 & CUP 19-05

Project Location - Specific: 1420 South Azusa Avenue

Project Location-City: City of Industry **Project Location-County:** Los Angeles

Description of Project: Development Plan 19-05 and Conditional Use Permit 19-05 to allow for a new Fast Food Restaurant use known as "Raisin Canes". Also for the construction of a new 4,500 square foot commercial building with a drive-thru and an outdoor patio that is approximately 1,537 square feet within an existing shopping center at the address of 1420 S. Azusa Avenue in the (C) Commercial zone.

Name of Public Agency Approving Project: City Council, City of Industry

Name of Person or Agency Carrying Out Project: Raising Canes

Exempt Status: *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. *State type and section number:* 15332 Class 32
- Statutory Exemptions. *State code number:*

Reasons why project is exempt: The proposed project is exempt from the California Environmental Quality Act ("CEQA") per Section 15332. This Class 32 exemption applies to in-fill development where the project is consistent with the general plan designation and all applicable general plan policies, as well as the zoning designation and regulations; the project occurs in the city limits, the site is no more than five acres, and is substantially surrounded by urban uses; the project site has no value as a habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects related to traffic, noise, air or water quality; and the site can be adequately served by all required public utilities and all public services. The site is 2.25 acres which is under the five acre threshold required in the infill exemption and is surrounded by developed industrial buildings and uses. All roads and utilities are existing and maintained to serve industrial uses and are suitable for the new commercial structure. The site does not contain any endangered habitat because it is a developed lot that was disturbed when the original building was built and all environmental concerns such as endangered, rare or threatened species if any were addressed and mitigation measures were put in place to address them at that time. The new 4,500 square foot structure would not result in significant effects related to traffic, noise, and air because the design of the building took into consideration the traffic impact and designed the drive thru to avoid traffic and congestion by providing a well design site plan. Noise and air will not be impacted since the site is located adjacent to the 60 freeway and a major intersection that generates more traffic and noise than a new restaurant. Also, the new restaurant will not affect water quality because the project is required to have a Water Quality Management Plan (WQMP) in place where all water is treated on site before going to City sewer. Furthermore no hazardous waste is produced at this site. The site is currently served by all public utilities, fire, and police and will continue to be served by them.

Lead Agency

Contact Person: Dina Lomeli

Telephone: (626) 333-2211

Signature: _____

Date: 9/26/2019

Title: Consultant Associate Planner

EXHIBIT F

PUBLIC HEARING NOTICE

[Attached]



CITY OF INDUSTRY

NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 19-05

On September 13, 2019 notice has been given that the City Council of the City of Industry will hold a public hearing to consider an application from PM Design Group on behalf of Raising Canes for Conditional Use Permit 19-05 located at 1420 S. Azusa Avenue in the City of Industry. Conditional Use Permit 19-05 is to establish a new fast food restaurant.

A copy of all relevant material, including the Conditional Use Permit application, and Notice of Exemption are on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744. Please contact Dina Lomeli, Consultant Associate Planner, at the City of Industry at 626-333-2211 extension 115 or by email at dlomeli@cityofindustry.org if you have questions.

The time, date, and place of the hearing will be as follows:

Time: 9:00 a.m.
Date: September 26, 2019
Place: City Council Chamber
15651 East Stafford Street
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date, and place. Written comments may be sent via US Mail or by hand delivery to the City of Industry at the address listed above or via email to the email address listed above. All comments must be received at, or prior to, the date and time of the hearing listed above.

If you challenge the Conditional Use Permit in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.



Julie Gutierrez-Robles, City Clerk

JN 9335

EXHIBIT G

RESOLUTION No.CC2019-36

[Attached]

RESOLUTION NO. CC 2019-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ACCEPTING THE SURRENDER OF CONDITIONAL USE PERMIT 97-2, AND APPROVING DEVELOPMENT PLAN NO. 19-05 FOR THE CONSTRUCTION OF A NEW 4,500 SQUARE FOOT COMMERCIAL BUILDING WITH A DRIVE-THRU AND AN OUTDOOR PATIO THAT IS APPROXIMATELY 1,537 SQUARE FEET, AND CONDITIONAL USE PERMIT 19-05, A REQUEST FOR A NEW FAST FOOD RESTAURANT, LOCATED AT 1420 SOUTH AZUSA AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME
RECITALS

WHEREAS, on July 10, 2019, PM Design Group ("Applicant"), Inc. filed complete application requesting the approval of Development Plan ("DP") No. 19-05 described herein ("Application"); and

WHEREAS, the Application applies to an irregular shaped lot of approximately 2.25 acres, located on one of the outer parcels of the Puente Hills Mall, on the southeast corner of the 60 Freeway and Azusa Avenue. The parcel is identified by the Assessor's Parcel Number 8265-004-115, located at 1420 S. Azusa Avenue, City of Industry, California, ("Property"); and

WHEREAS, the Applicant's request is for a new fast food restaurant, with 200 seats, known as "Raising Canes" in the "C" Commercial Zone, and in accordance with section 17.12.025(14) of the City's Municipal Code ("Code"), a CUP is required for fast food restaurants with more than 50 seats; and

WHEREAS, the Application includes a request for approval of a Development Plan for the construction of new 4,500 square foot commercial building with a drive-thru and an outdoor patio that is approximately 1,537 square feet located at 1420 South Azusa Avenue (Exhibit B). The proposed restaurant will be located on a lot that was previously developed and operated under Conditional Use Permit 97-2, for a restaurant use with alcohol sales. The development consisted of a 7,500 square foot commercial structure that will be demolished and replaced by a new building for Raising Canes. In accordance with Section 17.36.020 of the City's Municipal Code ("Code"), a DP is required for the construction of the new restaurant; and

WHEREAS, in an effort to ensure compliance with the proposed CUP, the Applicant desires to surrender the current CUP No. 97-2 for the Property. Upon approval of the new CUP, CUP No. 97-2 will no longer be valid, and the Applicant will be required to comply with the conditions of the new CUP; and

WHEREAS, the Land Use Element of the General Plan designates the Property as Commercial. The proposed restaurant use is consistent with the General Plan as it would provide essential goods and services commonly available at other shopping centers, and does not conflict with the established goals and objectives of the Land Use Element. Fast food restaurants with more than 50 seats are permitted in the "C" Commercial zone, subject to the approval of a CUP pursuant to Section 17.12.025(14) of City's Code; and

WHEREAS, the Land Use Element of the General Plan designates the Property as "C" – Commercial. The Project is consistent with the General Plan, complies with the development and design standards found in Section 17.36, *Design Review*, of the City's Code, and does not conflict with the established goals and objectives of the Land Use Element; and

WHEREAS, an Environmental Assessment form was submitted by the Applicant pursuant to the City's requirements. In accordance with California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"), the proposed project is exempt per Section 15332 (Class 32 Infill Development Projects) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations), based on the following: This Class 32 exemption applies to in-fill development where the project is consistent with the general plan designation and all applicable general plan policies, as well as the zoning designation and regulations; the project occurs in the city limits, the site is no more than five acres, and is substantially surrounded by urban uses; the project site has no value as a habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects related to traffic, noise, air or water quality; and the site can be adequately served by all required public utilities and all public services. The site is 2.25 acres, which is under the five acre threshold required in the infill exemption, and is surrounded by developed commercial buildings and uses. All roads and utilities are existing and maintained to serve commercial uses and are suitable for the new commercial structure. The site does not contain any endangered habitat because it is a fully developed lot that was disturbed when the original building was built and all environmental concerns such as endangered, rare or threatened species if any were addressed and mitigation measures were put in place to address them at that time. The new 4,500 square foot structure would not result in significant effects related to traffic, noise, and air because the design of the building took into consideration the traffic impact and designed the drive thru to avoid traffic and congestion by providing a well-designed site plan. Noise and air will not be impacted since the site is located adjacent to the 60 Freeway and a major intersection that generates more traffic and noise than a new restaurant. Also, the new restaurant will not affect water quality because the project is required to have a Water Quality Management Plan (WQMP) in place where all water is treated on site before going to City sewer. Furthermore no hazardous waste is produced at this site. The site is currently served by all public utilities, fire, and police and will continue to be served by them upon completion of the development; and

WHEREAS, Section 17.04.120 of the Municipal Code ("Code") requires that when separate applications for the same project involve final decisions by the Planning Commission and City Council, all applications first be submitted to the Planning Commission for review and recommendation and then to the City Council for a final decision. Here, development plans are decided by the City Council, and CUPs are decided by the Planning Commission, because we have two applications, the Planning Commission served as the recommending body to the City Council; and

WHEREAS, notice of the Planning Commission's September 10, 2019 public hearing on the Application was published in The San Gabriel Valley Tribune on August 30, 2019, in compliance with the City's Code and Government Code Section 65091, was posted at the Property and at three public places on August 30, 2019, and was also mailed to property owners within 300 feet of the Property on August 30, 2019; and

WHEREAS, on September 10, 2019, the Planning Commission of the City of Industry conducted a duly noticed public hearing on the Application, and considered all testimony written and oral, including the information contained in the Notice of Exemption, and adopted Resolution No. 2019-05, recommending that the City Council approve the Application and the Notice of Exemption; and

WHEREAS, notice of the City Council's September 26, 2019 public hearing on the Application was posted at the Property and at three public places on September 13, 2019, and was also mailed to property owners within 300 feet of the Property on September 13, 2019 in compliance with the City's Code and Government Code Section 650919; and

WHEREAS, on September 26, 2019, the City Council of the City of Industry conducted a duly noticed public hearing on the Application, and considered all testimony written and oral; and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDUSTRY DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1: The City Council finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2: All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the City's Code.

SECTION 3: The Property owner surrenders, and the City Council hereby accepts the surrender of CUP No. 97-2. As of the effective date of this resolution, CUP No. 97-2 shall become null and void, and all rights and privileges granted under the CUP shall be of no further force or effect.

SECTION 4: An Environmental Assessment form was submitted by the Applicant pursuant to the City's requirements. In accordance with California Environmental Quality Act ("CEQA") the proposed project is exempt per Section 15332 This Class 32 exemption applies to in-fill development where the project is consistent with the general plan designation and all applicable general plan policies, as well as the zoning designation and regulations; the project occurs in the city limits, the site is no more than five acres, and is substantially surrounded by urban uses; the project site has no value as a habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects related to traffic, noise, air or water quality; and the site can be adequately served by all required public utilities and all public services. The site is 2.25 acres which is under the five acre threshold required in the infill exemption and is surrounded by developed commercial buildings and uses. All roads and utilities are existing and maintained to serve commercial uses and are suitable for the new commercial structure. The site does not contain any endangered habitat because it is a fully developed lot that was disturbed when the original building was built and all environmental concerns such as endangered, rare or threatened species if any were addressed and mitigation measures were put in place to address them at that time. The new 4,500 square foot structure would not result in significant effects related to traffic, noise, and air because the design of the

building took into consideration the traffic impact and designed the drive thru to avoid traffic and congestion by providing a well design site plan. Noise and air will not be impacted since the site is located adjacent to the 60 freeway and a major intersection that generates more traffic and noise than a new restaurant. Also, the new restaurant will not affect water quality because the project is required to have a Water Quality Management Plan (WQMP) in place where all water is treated on site before going to City sewer. Furthermore no hazardous waste is produced at this site. The site is currently served by all public utilities, fire, and police and will continue to be served by them; and

SECTION 5: Based upon substantial evidence presented to the City Council during the September 26, 2019 public hearing, including public testimony and written and oral staff reports, and which includes without limitation, CEQA, the CEQA Guidelines, and the City's Code, the City Council finds as follows:

A. The site is suitable for development in accordance with the development plan because the project is in conformance with the City of Industry General Plan, Zoning Code and all applicable development standards outlined within Section 17.36.060 of the City's Code. This includes: setbacks, building height, lot coverage, parking and landscaping standards. Furthermore, the project is within a geographic area that is fully developed and is currently served by all public services and facilities such as sewer, water and gas; and

B. The total development is arranged to avoid traffic congestion, ensure the public health, safety and general welfare and prevent adverse effects upon neighboring properties because it has been designed to minimize any potential impacts by complying with the City's Code. The Applicant, business owner, and property owner are also responsible for complying with the current Building and Fire Codes. The City's Code requires all driveway and drive-aisles to be a minimum of 26 feet in width. The Property's main entrance is located on the southwest side of the proposed building on Azusa Avenue and will consist of a 26 foot driveway that will lead into the main parking lot of the site. There are also various entrances throughout the mall that lead into the proposed restaurant. All existing and proposed drive aisles on this site are 26 feet or greater. The proposed drive-thru is designed to wrap around the rear of the building in order to avoid traffic, congestion and provide adequate circulation throughout the lot. Furthermore, conditions of approval have been incorporated to minimize potential adverse impacts from occurring on the premises; and

C. The proposed commercial building will be in general accord with all elements of the City's Zoning Ordinance because the Project complies with all development standards in regards to building setbacks, building height, parking, access, screening and design; and

D. The development is consistent with the provisions of the general plan or any applicable redevelopment plan. The request for a new 4,500 square foot commercial building with a drive-thru and an outdoor patio that is approximately 1,537 square feet for a new restaurant is consistent with the commercial land use designation of the Property. Restaurants are permitted in the City's commercial zone. The project is also compatible with surrounding properties and uses because the surrounding area is composed of a commercial shopping center that contains a variety of existing retail and restaurant uses. The uses of the surrounding properties may change, but the character will remain commercial in nature and consistent with the general plan and zoning designations of the site. The project also supports several goals

and policies of the General Plan by encouraging development and attracting a variety of commercial establishments in order to contribute to the City's economic sustainability and strategic growth; and

SECTION 6: Based upon substantial evidence presented to the Planning Commission during the September 10, 2019 public hearing, including public testimony and written and oral staff reports, and which includes without limitation, CEQA, the CEQA Guidelines, and the City's Code, the Planning Commission finds as follows:

A. The proposed use is consistent with the goals and objectives of the General Plan. The General Plan designates the site as Commercial, which allows for a fast food restaurant. The Zoning Ordinance, which implements the General Plan, allows for a fast food restaurant that seats more than 50 seats with approval of a CUP. In addition, the attached conditions of approval set operational and management standards to ensure that the business will operate in a manner consistent with the General Plan's policies related to noise, safety, property maintenance, and maintaining a professional appearance; and

B. The Property meets all requirements of the Code, as it is adequate in size and shape, topography and location to accommodate the yards, walls, fences, parking and loading facilities, landscaping required by Sections 17.12.050 and 17.36.060 of the Municipal Code, and there are adequate utilities to accommodate the proposed use because the new restaurant will be located within an existing shopping center and will replace a larger building area with a smaller building. The project complies with the development standards outlined in Chapter 17.36, Zoning Code of the Industry Municipal Code and the new commercial use will not require increased demands on the existing water, gas, electricity, and sewer utilities that adequately serve the site because the proposed project is replacing an existing restaurant that is approximately 7,500 square feet of building area with a smaller building that is approximately 4,500 square feet of building area within an existing shopping center; and

C. The Property is served by street access adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate. The Property is currently accessed by Azusa Avenue which is of adequate capacity to serve the commercial use.

D. The fast food restaurant use is compatible with surrounding properties and uses because the surrounding area is composed of retail stores, a health club, and various restaurants. The request for a new a restaurant provides an additional dining option for restaurant goers in that area. The uses of the surrounding properties may change, but the character will remain commercial in nature, consistent with the General Plan and Zoning designations of the site; and

E. The nature, condition and proposed development of adjacent uses, buildings and structures have been considered, and the requested fast food restaurant, will not be detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare, in that the surrounding area is composed of other similar commercial uses. The fast food restaurant will be consistent with the adjacent uses. Further, the establishment must remain in compliance with all of the conditions adopted by the Planning Commission throughout the life of the CUP.

SECTION 7:Based on the foregoing, the City Council hereby approves the Notice of Exemption, and directs Staff to file same as required by law, and approves Development Plan No. 19-05 and Conditional Use Permit No. 19-05, subject to the Conditions of Approval, attached hereto as Attachment 1, and incorporated herein by reference.

SECTION 8: The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 9: The City Clerk shall certify to the adoption of this Resolution, and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on September 26, 2019, by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

Cory C. Moss, Mayor

ATTEST:

Julian Gutierrez-Robles, Deputy City Clerk



CITY OF INDUSTRY

ATTACHMENT 1

Standard Requirements and Conditions of Approval

Application:	Development Plan 19-05 and Conditional Use Permit 19-05
Applicant:	PM Design Group on behalf of Raising Canes
Location:	1420 South Azusa Avenue
Use:	A request for the construction of a new 4,500 square foot commercial building with a drive-thru and an outdoor patio that is approximately 1,537 square feet and new fast food restaurant that seats 50 or more

Conditions of Approval

CUP 19-05

Conditions of approval are unique provisions beyond the requirements of law, the municipal code, or standard practices that are applied to a project by the City per Section 17.48.060 of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. The Applicant and/or successor in interest shall comply with all Federal, State, County, and local laws and ordinances.
2. Upon the one (1) year anniversary of approval of the CUP, staff shall bring back the CUP for review and evaluation by the Planning Commission of the Applicant/Owner's operation of the facility, which may include the modification of any existing condition of approval and/or the incorporation of any new conditions.
3. Prior to building final or operation of the use/business approved by the CUP, the Applicant shall contact the Planning Department and schedule a final inspection. The Planning Department will inspect the premises to ensure compliance with all approved conditions of approval and requirements.
4. The Property Owner shall surrender CUP No. 97-2, as of the effective date of Resolution No. PC 2019-05. As of the effective date of this Resolution, CUP No. 97-2 shall become null and void, and all rights and privileges granted under the UUP shall be of no further force or effect.

Code Requirements and Standards

The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted

that this list is in addition to any "conditions of approval" adopted by the Planning Commission and noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. Off-street parking shall be provided at all times in accordance with the originally approved site plan and shall be maintained in a clean and attractive manner (trash, litter, or other materials shall be removed regularly).
2. All landscaped areas shall be maintained in accordance with the originally approved landscaping plan, in a healthy and well-kept condition, and kept weed free.
3. All trash containers shall be kept inside a building or in a designated trash enclosure.
4. Emergency fire facilities (hydrants) shall be kept free and unobstructed at all times.
5. No outside storage of any personal property, building materials, or other property not permanently affixed to the real property shall be allowed, unless approved by the Planning Department.
6. No outside display of goods, wares, or merchandise shall be permitted, unless approved by the Planning Department.
7. Any graffiti painted or marked upon the premises or any adjacent area under the control of the permittee shall be removed or painted over within 72 hours of being applied.
8. Adequate lighting will be provided in the parking areas at all times in accordance with the originally approved site plan.
9. The hours of operation shall be between the hours of 9:00 A.M. and 1:00 A.M Sunday through Thursday, and 9:00AM to 3:00 AM Friday through Saturday.
10. No dancing, live entertainment, DJ or karaoke by employees or customers will be permitted at any time.
11. All signs, banners, pennants, flags or other outside advertising materials or structures must be approved by the City.
12. Permittee will be held responsible for acquainting all employees with these rules and all local, county, state, or federal laws.
13. The noise level created by the business shall not exceed the following at the property line of any adjacent or nearby residential land use, hospital, school in session, church or public library as measured by a sound level meter:
 - (a) 55 dBA between 7:00 a.m. - 10:00 p.m.
 - 50 dBA between 10:00 p.m. - 7:00 a.m.for a cumulative period of more than 30 minutes in any hour;

- (b) 60 dBA between 7:00 a.m. - 10:00 p.m.
55 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 15 minutes in any hour;
- (c) 65 dBA between 7:00 a.m. - 10:00 p.m.
60 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 5 minutes in any hour;
- (d) 70 dBA between 7:00 a.m. - 10:00 p.m.
65 dBA between 10:00 p.m. - 7:00 a.m.
at any time.

- 14. Any violation of these conditions or any local, county, state or federal laws shall constitute grounds for revocation or suspension of the Conditional Use Permit.
- 15. No outside cooking, food preparation, or sales of product or merchandise is allowed, unless approved in advance by the Planning Department.
- 16. All perimeter walls, fencing, and common areas, shall be maintained by the Property Owner.

Conditions of Approval

DP19-05

Conditions of approval are unique provisions, beyond the requirements of law, the municipal code, or standard practices that are applied to a project by the City Council per Section 17.36.080 of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Industry.

- 1. All perimeter walls, fencing, and common areas, shall be maintained by the Property Owner.
- 2. All roof top mechanical equipment shall be screened by a parapet wall four inches taller than the proposed mechanical equipment.
- 3. The Applicant and/or successor in interest shall comply with all Federal, State, County, and local laws and ordinances.

Code Requirements and Standards

The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the Applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any "conditions of approval" adopted by the City Council and noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. All development shall comply with the approved Development Plan.
2. The Development Plan approval expires twelve (12) months after the date of approval by the City Council if a building permit for each building and structure thereby approved has not been obtained within such period.
3. The Planning Department, Engineering Department, and contract agencies (Los Angeles County Fire Department, Los Angeles Department of Building and Safety) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval.
4. In conformance with Chapter 13.18 of the Municipal Code, the Applicant shall provide landscaping and automatic irrigation plans to be approved by the Planning Department prior to the issuance of a building permit. Such plans shall be in substantial conformity with the approved Development Plan.
5. All landscaped areas shall be maintained in accordance with the originally approved landscaping plan, in a healthy and well-kept condition, and kept weed free.
6. The Applicant shall construct adequate fire protection facilities to the satisfaction of the Los Angeles County Fire Department.
7. Emergency fire facilities (hydrants) shall be kept free and unobstructed at all times.
8. Off-street parking shall be provided at all times in accordance with the originally approved site plan and shall be maintained in a clean and attractive manner (trash, litter, or other materials shall be removed regularly).
9. All exterior surfaces of buildings and appurtenant structures shall be painted in accordance with the approved Development Plan.
10. Building plans shall be submitted to and approved by the Los Angeles County Engineer's Office - Building and Safety Division prior to the issuance of a building permit. All development shall be completed in substantial compliance with the approved Development Plan.
11. Demolition and construction operations shall be limited to the hours (7:00 am to 7:00 pm) prescribed by the Los Angeles County Noise Ordinance (Los Angeles County Municipal Code, Section 12.08.390).
12. Prior to Planning Final, all outstanding fees and invoices due to the City shall be paid in full. If requested by City Staff, the Applicant shall provide proof of payment.
13. Prior to building final or operation of the use/business approved by the DP, the Applicant shall contact the Planning Department and schedule a final inspection. The Planning Department will inspect the premises to ensure compliance with all approved conditions of approval and requirements.
14. All trash containers shall be kept inside a building or in a designated trash enclosure.

15. No outside storage of any personal property, building materials, or other property not permanently affixed to the real property shall be allowed, unless approved by the Planning Department.
16. No outside display of goods, wares, or merchandise shall be permitted, unless approved by the Planning Department.
17. Any graffiti painted or marked upon the premises or any adjacent area under the control of the permittee shall be removed or painted over within 72 hours of being applied.
18. Adequate lighting will be provided in the parking areas at all times in accordance with the originally approved site plan.

Engineering Conditions

1. The applicant shall provide drainage and grading plans to be approved by the City Engineer prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans.
2. The applicant shall supply sanitary sewer facilities to serve all buildings to the satisfaction of the City Engineer prior to the final approval of the development and hook-up utilities.
3. The owner of the property must comply with the Subdivision Ordinance of the City of Industry.
4. Depending upon the nature of the propose used, the applicant shall obtain an Industrial Waste Permit or receive Domestic Wastewater Clearance from the City Engineer depending on the building use.
5. The applicant shall construct curb, gutter, pave-out, necessary drainage facilities, and sidewalk along street frontage in accordance with City standards and specifications.
6. The applicant shall construct storm drains and water quality devices to the satisfaction of the City Engineer prior to the final approval of the development and the hook-up of utilities.
7. Prior to the issuance of building permits for any interior improvements that serve to create separate units within the building, the applicant shall consult with the City Engineer and demonstrate that each separate unit is equipped with its own sewer line and that the sewer lines join together before the connection to the main sewer line. This will allow for the addition of a clarifier or grease interceptor if required to serve future tenants/uses in the building.
8. In conformance with Chapter 13.16 of the Municipal Code and prior to the start of grading and construction, the Applicant will provide a Storm water Pollution Prevention Plan (SWPPP), developed by a Qualified SWPPP Developer (QSD) and consistent with the current National Pollutant Discharge Elimination System (NPDES) construction general permit, along with

proof that a Waste Discharger Identification (WDID) Number has been obtained, to the City Engineer for review and approval.

9. In conformance with Chapter 13.16 of the Municipal Code and prior to the start of grading and construction, the applicant will implement an effective combination of erosion and sediment control BMPs consistent with the NPDES construction general permit to prevent erosion and sediment loss and the discharge of construction wastes, to the satisfaction of the City Engineer, which shall be in the form of a storm water soil loss prevention plan (also called an erosion control plan or a water pollution control plan).
10. In conformance with Chapter 13.16 of the Municipal Code, the Applicant shall provide: 1) a Low Impact Development (LID) plan; and 2) an operations, maintenance, and monitoring plan to the City Engineer for review and approval. Upon approval, the Applicant shall construct storm drains and water quality devices according to the approved plans and the satisfaction of the City Engineer. Prior to building final and/or issuance of the certificate of occupancy, the Applicant shall provide the City Engineer with a signed and recorded covenant and agreement stating that the Property and all structural or treatment control Best Management Practices (BMPs) will be maintained in compliance with the municipal NPDES permit (also sometimes called the MS4 permit) and other applicable regulatory requirements.
11. In conformance with Chapter 13.16 of the Municipal Code, all future owners or successors of a property subject to a requirement for maintenance of structural and treatment control BMPs must either: 1) assume responsibility for maintenance of any existing structural or treatment control BMPs at least once a year and retain proof of maintenance/inspection for review by the City Engineer upon request; or 2) replace an existing structural or treatment control BMP with new control measures or BMPs meeting the then current standards of the City and the municipal NPDES permit. Prior to building final and/or issuance of the certificate of occupancy, this requirement will be included in a recorded restrictive covenant on Property and included in any sale or lease agreement or deed of the Property.

Interpretation and Enforcement

1. The Applicant shall comply with all applicable code requirements, conditions of approval, laws, rules, and regulations applicable to the development of the project.
2. The Planning Department may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of Industry Municipal Code.

3. The Planning Department, Engineering Department, and contract agencies (Los Angeles County Fire Department, Los Angeles Department of Building and Safety) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval.

Indemnification and Hold Harmless Condition for both Development Plan and CUP

1. The Applicant and each of its heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Industry and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council and Planning Commission concerning this project. The City shall promptly notify the Applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
2. The Applicant and Property Owner shall file an executed and acknowledged Acceptance of Terms and Conditions of the Conditional Use Permit and Development Plan within 10 days after the approval of said entitlements. The Applicant and Property Owner understand and agree that approval of the Development Plan and Conditional Use Permit will be of no force or effect unless such written consent is submitted to the City within the stated 10-day period.

CITY COUNCIL
SEPTEMBER 26, 2019

ITEM NO. 7.1

HANDOUT ITEM
(To be Distributed Prior to Meeting)

CITY COUNCIL
SEPTEMBER 26, 2019

ITEM NO. 7.2

HANDOUT ITEM
(To be Distributed Prior to Meeting)

CITY COUNCIL
SEPTEMBER 26, 2019

ITEM NO. 7.3

HANDOUT ITEM
(To be Distributed Prior to Meeting)

CITY COUNCIL

ITEM NO. 7.4



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Moss and Members of the City Council

FROM: Troy Helling, City Manager *TH*

STAFF: Joshua Nelson, City Engineer *JN*
Mathew Hudson, Project Manager, CNC Engineering *MH*
Sean Calvillo, Project Manager, CNC Engineering *SC*

DATE: September 26, 2019

SUBJECT: Consideration of street names at the Industry East Business Center

Background:

Construction of the development at the Industry East Business Center includes two new streets. The streets have been temporarily named as "A" Street and "B" Street. "A" Street connects Grand Avenue with Grand Crossing Parkway and "B" Street is a loop road that intersects Grand Avenue at Baker Parkway and "A" Street.

Discussion:

Staff recommends naming Marcellin Drive for the current "A" Street and Industry Way for the current "B" Street as shown on the Location Map exhibit attached.

Fiscal Impact:

There is no fiscal impact associated with the naming of the two streets.

Recommendation:

Staff recommends the City Council approve the two names of the streets as Marcellin Drive for "A" Street and Industry Way for "B" Street or direct staff to name the streets as provided by the City Council.

Exhibits:

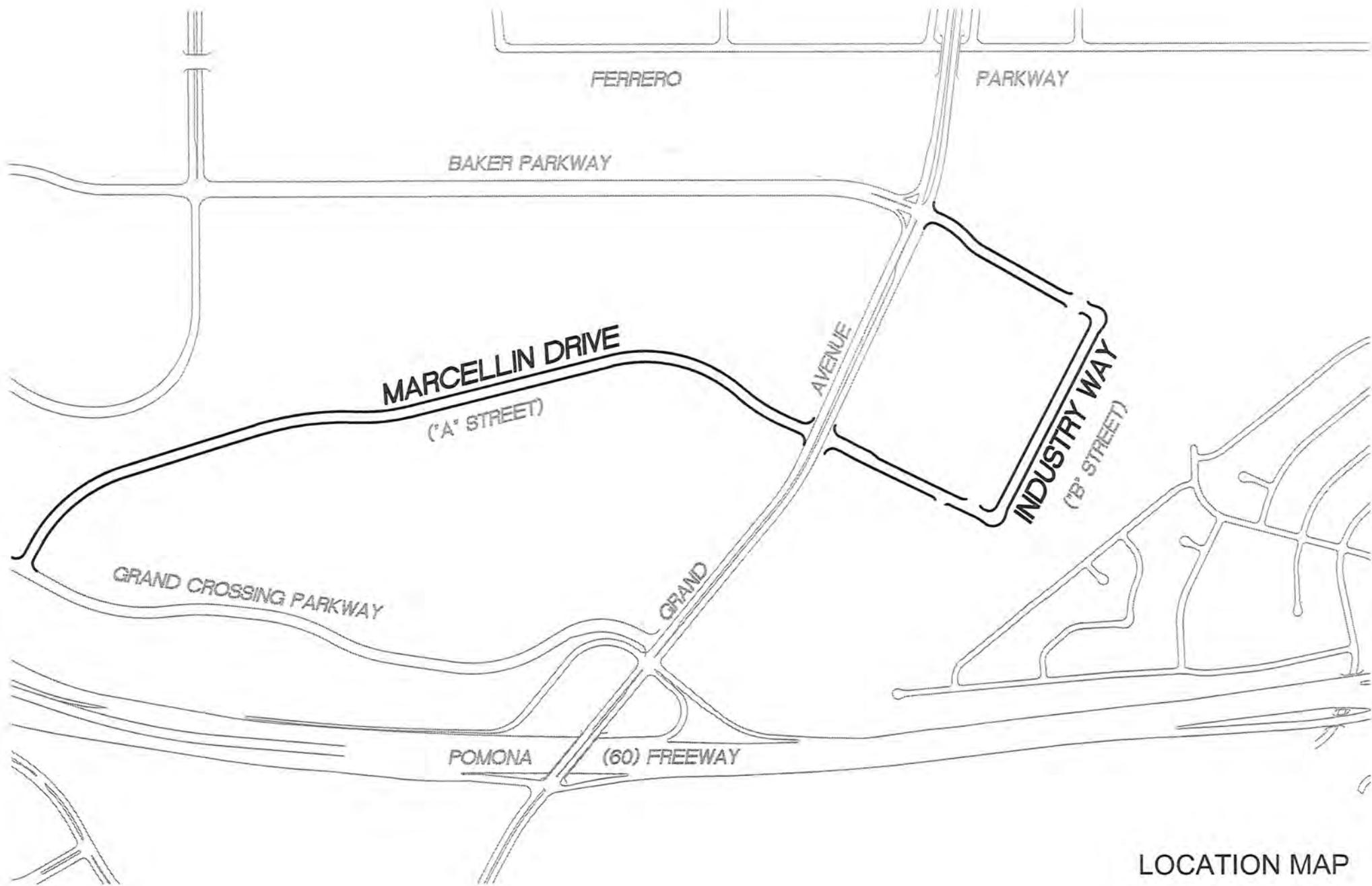
A. Location Map

TH/JN/SC:jv

EXHIBIT A

Location Map

[Attached]



LOCATION MAP

CITY COUNCIL

ITEM NO. 7.5



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Moss and Members of the City Council

FROM: Troy Helling, City Manager *TH*

STAFF: Joshua Nelson, City Engineer *JN*
Tapas Dutta, Senior Project Manager, CNC Engineering *TD*

DATE: September 26, 2019

SUBJECT: Consideration of authorization to advertise for public bids for Sheriff Trailer Site Plan for an estimated cost of \$1,775,000.00 (Agreement No. CIP-FAC-19-049-B)

Background:

Staff has prepared plans and specifications for the site development of the vacant parcel adjacent to the current Los Angeles County Sheriff's Department ("Sheriff") trailer and helipad, at 150 South Hudson Avenue. The Sheriff's Mental Evaluation Team requires additional space for its operations and training personnel.

Discussion:

The scope of work includes the installation of a new 84-foot by 60-foot modular trailer, a new parking lot, and stormwater treatment basins to incorporate Low Impact Development Best Management Practices. The engineer's estimate includes the procurement of the trailer and the project's construction cost.

Fiscal Impact:

The Engineer's Estimate for this project is \$1,775,000.00. The project is budgeted in the amount of \$2,100,000 in the FY 2019-2020 Adopted CIP Budget. Should the contract chosen exceed the budgeted amount, a budget appropriation will be requested at the time of project award.

Recommendation:

It is hereby recommended that the City Council approve the plans and specifications and authorize the solicitation of public bids.

Exhibits:

- A. Notice Inviting Bids
- B. Engineer's Estimate
- C. Section A – Pages A-1 through A-8
- D. Reduced Set of Project Plans

TH/JN/TD:jf

EXHIBIT A

Notice Inviting Bids

[Attached]

NOTICE INVITING BIDS FOR:

**CITY OF INDUSTRY
PROJECT NO. CIP-FAC-19-049-B**

Sheriff Trailer Site Plan

CONTRACT NO. CIP-FAC-19-049-B

The **CITY OF INDUSTRY**, hereinafter referred to as the **CITY**, will receive bids for the construction of the above project until **10:00 A.M. on November 21, 2019**, via the City of Industry's PlanetBids™ vendor portal. Bids are to be submitted through <http://www.cityofindustry.org/?p=proposal-and-bid>.

Postmarks, mailed, emailed, or hard copy bids will not be accepted. Late bids will not be accepted.

It is the responsibility of the bidder to be sure the bid is submitted prior to the date and time indicated above. Free digital versions of the plans and specifications are available on the vendor portal. Hard copies are no longer available for purchase.

At the time of submission of the bid and thereafter, each bidder must be licensed as a **Class A - General Engineering** as defined in Sections 7055-7058 of the Business and Professions Code. Each bidder shall set forth on the Bidder's Information Sheet and the Contractor's License Affidavit the classification and number of the requisite license which that bidder holds.

The **CITY** reserves the right to award the contract to the contractor with another license class if the **CITY** determines that the license class is proper for the proposed work.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. **Please note: It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.** Any bids submitted without proof that bidder and any listed subcontractor(s) are currently registered and qualified to perform public work, pursuant to Labor Code Section 1725.5, may not be accepted by the City.

(Continued)

The Scope of Work is as follows: Perform site grading and construct parking lot consisting of asphalt concrete pavement, concrete curb and gutters, landscape islands, infiltration trenches and basins, and drainage pipes to connect to off-site catch basin. Locate existing on-site sewer lateral and connect/install sewer lateral to new modular trailers. Connect to existing water service and install new service from existing trailers to proposed trailers. Install electrical services consisting of primary conduits and cabling from Southern California Edison's pull box to an on-site pad mounted transformer and service panel. Install secondary conduits and cabling to new trailers and three (3) future automatic gate trailers, internal parking lights. Install landscape, irrigation, and planting. Procure, deliver, and install seven (7) 12' x 60' modular trailers. Procure, design, and construction trailer foundation system. Secure required construction approvals and permits from City, County and State Agencies.

Plans and Specifications are available for inspection at the City of Industry City Hall located at 15625 E. Stafford Street, City of Industry, California 91744. City Hall Hours are: Monday-Thursday, 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 4:00 p.m.

Online Questions and Answers will be due via the City of Industry's PlanetBids™ vendor portal on **Friday, November 8, 2019 at 5:00 p.m.**

**CITY OF INDUSTRY
PROJECT NO. CIP-FAC-19-049-B**

Sheriff Trailer Site Plan

CONTRACT NO. CIP-FAC-19-049-B

Each bid shall be accompanied by a bid guarantee in the form of a Cashier's Check or Bidder's Bond for not less than ten percent (10%) of the total amount of the bid, made payable to the **CITY OF INDUSTRY**.

The contractor may, at his own expense, substitute securities for monies to be withheld to ensure performance under the contract.

By the order of the **CITY OF INDUSTRY** dated **September 26, 2019**

Cory Moss, Mayor

EXHIBIT B

Engineer's Estimate

[Attached]

ESTIMATE FOR:

CITY OF INDUSTRY

PROJECT NO. CIP-FAC-19-049-B

Sheriff Trailer Site Plan

CONTRACT NO. CIP-FAC-19-049-B

ENGINEER'S ESTIMATE
\$1,775,000.00

EXHIBIT C

Section A – Pages A-1 through A-8

[Attached]

SECTION A

**CITY OF INDUSTRY
PROJECT NO. CIP-FAC-19-049-B**

Sheriff Trailer Site Plan

CONTRACT NO. CIP-FAC-19-049-B

The **CITY OF INDUSTRY**, hereinafter referred to as the **CITY**, will receive bids for the construction of the above project until **10:00 A.M. on November 21, 2019**, via the City of Industry's PlanetBids™ vendor portal. Bids are to be submitted through <http://www.cityofindustry.org/?p=proposal-and-bid>.

Postmarks, mailed, emailed, or hard copy bids will not be accepted. Late bids will not be accepted.

It is the responsibility of the bidder to be sure the bid is submitted prior to the date and time indicated above. Free digital versions of the plans and specifications are available on the vendor portal. Hard copies are no longer available for purchase.

At the time of submission of the bid and thereafter, each bidder must be licensed as a **Class A - General Engineering** as defined in Sections 7055-7058 of the Business and Professions Code. Each bidder shall set forth on the Bidder's Information Sheet and the Contractor's License Affidavit the classification and number of the requisite license which that bidder holds.

The **CITY** reserves the right to award the contract to the contractor with another license class if the **CITY** determines that the license class is proper for the proposed work.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. **Please note:** *It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.* Any bids submitted without proof that bidder and any listed subcontractor(s) are currently registered and qualified to perform public work, pursuant to Labor Code Section 1725.5, may not be accepted by the City.

The Scope of Work is as follows: Perform site grading and construct parking lot consisting of asphalt concrete pavement, concrete curb and gutters, landscape islands, infiltration trenches and basins, and drainage pipes to connect to off-site catch basin. Locate existing on-site sewer lateral and connect/install sewer lateral to new modular trailers. Connect to existing water service and install new service from existing trailers to proposed trailers. Install electrical services consisting of primary conduits and cabling from Southern California Edison's pull box to an on-site pad mounted transformer and service panel. Install secondary conduits and cabling to

new trailers and three (3) future automatic gate trailers, internal parking lights. Install landscape, irrigation, and planting. Procure, deliver, and install seven (7) 12' x 60' modular trailers. Procure, design, and construction trailer foundation system. Secure required construction approvals and permits from City, County and State Agencies.

Plans and Specifications are available for inspection at City of Industry City Hall located at 15625 E. Stafford Street, City of Industry, California 91744. City Hall Hours are: Monday-Thursday, 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 4:00 p.m.

Online Questions and Answers will be due via the City of Industry's PlanetBids™ vendor portal on **Friday, November 8, 2019 at 5:00 p.m.**

The bid shall be accompanied by a bid guarantee in the form of a Cashier's Check or Bidder's Bond for not less than ten percent (10%) of the total amount of the bid, payable to the **CITY OF INDUSTRY**. The bid guarantee is to insure that the bidder, if awarded the work, will enter into a contract with the CITY. Failure of a contractor to enter into a contract within ten (10) days following award will cause the bid guarantee to be forfeited. If the bid guarantee is a Cashier's Check it must be delivered to City Hall prior to the bid opening date and time. The Cashier's Check shall be sealed in an envelope, endorsed as follows: CIP-FAC-19-049-B - Sheriff Trailer Site Plan, City of Industry City Hall, 15625 E. Stafford Street, City of Industry, California 91744. If a bid bond is chosen, a scanned PDF will be accepted through PlanetBids™, however, the three apparent low bidders will be contacted to submit the original bid bond to the City and will be given a deadline to submit.

The CITY may, upon refusal or failure of a successful responsible bidder to accept the contract, award it to the next lowest bidder. If the CITY awards the contract to the second lowest bidder, the amount of the lowest bidder's bid guarantee shall be applied by the CITY to the difference between the low bid and the second lowest bid; the surplus, if any, shall be returned to the lowest bidder if cash is used, or to the surety company if a bond is used.

The successful bidder will be required to furnish a labor and materials bond in an amount equal to one hundred percent (100%) of the contract price and a faithful performance bond in an amount equal to one hundred percent (100%) of the contract price. A maintenance bond equal to ten percent (10%) of the total bid price amount is to remain in force for one (1) year after the date of completion of work, shall be submitted prior to execution of contract. The above bonds shall be secured by a surety company satisfactory to the CITY, and licensed as a Surety Insurer in the State of California and rated at least B+;V in the latest "Best's Insurance Guide." The attached bond forms shall be used without exception.

CONTRACTOR

INSURANCE

Prior to the beginning of and throughout the duration of the Project, Contractor and its subcontractors shall maintain insurance in conformance with the requirements set forth below. Contractor will use existing coverage to comply with these requirements. If that existing

coverage does not meet the requirements set forth herein, Contractor agrees to amend, supplement or endorse the existing coverage to do so.

Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to Contractor or its subcontractors in excess of the limits and coverage identified in this Agreement and which is applicable to a given loss, claim or demand, will be equally available to the City.

Contractor shall provide the following types and amounts of insurance:

Without limiting Contractor's indemnification of City, and prior to commencement of the Project, Contractor shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to the City.

General Liability Insurance. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$5,000,000 per occurrence, \$10,000,000 general aggregate, for bodily injury, personal injury, and property damage, and a \$5,000,000 completed operations aggregate. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile Liability Insurance. Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

Umbrella or Excess Liability Insurance. Contractor shall obtain and maintain an umbrella or excess liability insurance that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability and employer's liability. Such policy or policies shall include the following terms and conditions:

- A drop down feature requiring the policy to respond in the event that any primary insurance that would otherwise have applied proves to be uncollectable in whole or in part for any reason;
- Pay on behalf of wording as opposed to reimbursement;
- Concurrency of effective dates with primary policies;
- Policies shall "follow form" to the underlying primary policies; and
- Insureds under primary policies shall also be insureds under the umbrella or excess policies.

Workers' Compensation Insurance. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000) for Contractor's employees in accordance with the laws of the State of California, Section 3700 of the Labor Code. In addition, Contractor shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California, Section 3700 for all of the subcontractor's employees.

Contractor shall submit to the City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of the City, its officers, agents, employees and volunteers.

Pollution Liability Insurance. Environmental Impairment Liability Insurance shall be written on a Contractor's Pollution Liability form or other form acceptable to the City providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than \$1,000,000 dollars per claim and in the aggregate. All activities contemplated in this agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

Completed Operations Coverage. Products/completed operations coverage shall extend a minimum of ten years after project completion. Coverage shall be included on behalf of the insured for covered claims arising out of the actions of independent contractors. If the insured is using subcontractors, the Policy must include work performed "by or on behalf" of the insured. Policy shall contain no language that would invalidate or remove the insurer's duty to defend or indemnify for claims or suits expressly excluded from coverage. Policy shall specifically provide for a duty to defend on the part of the insurer. The City, its officials, officers, agents, and employees, shall be included as insureds under the policy.

Builder's Risk Insurance. Upon commencement of construction and with approval of City, Contractor shall obtain and maintain builder's risk insurance for the entire duration of the Project until only the City has an insurable interest. The Builder's Risk coverage shall include the coverages as specified below.

The named insureds shall be Contractor and City, including its officers, officials, employees, and agents. All Subcontractors (excluding those solely responsible for design work) of any tier and suppliers shall be included as additional insureds as their interests may appear. Contractor shall not be required to maintain property insurance for any portion of the Project following transfer of control thereof to the City. The policy shall contain a provision that all proceeds from the builder's risk policy shall be made payable to the City. The City will act as a fiduciary for all other interests in the Project.

A Policy shall be provided for replacement value on an "all risk" basis for the completed value of the project. There shall be no coinsurance penalty or provisional limit provision in any such policy. The Policy must include: (1) coverage for any ensuing loss from faulty workmanship, nonconforming work, omission or deficiency in design or specifications; (2) coverage against machinery accidents and operational testing; (3) coverage for removal of debris, and insuring

the buildings, structures, machinery, equipment, materials, facilities, fixtures and all other properties constituting a part of the Project; (4) ordinance or law coverage for contingent

rebuilding, demolition, and increased costs of construction; (5) transit coverage (unless insured by the supplier or receiving contractor), with sub-limits sufficient to insure the full replacement value of any key equipment item; (6) ocean marine cargo coverage insuring any Project materials or supplies, if applicable; (7) coverage with sub-limits sufficient to insure the full replacement value of any property or equipment stored either on or off the Project site or any staging area. Such insurance shall be on a form acceptable to the City to ensure adequacy of terms and sublimits and shall be submitted to the City prior to commencement of construction.

Other provisions or requirements:

Proof of Insurance. Contractor shall provide certificates of insurance to the City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by the City's risk manager prior to commencement of performance. Current certification of insurance shall be kept on file with the City at all times during the term of this contract. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of Coverage. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by Contractor, his agents, representatives, employees or subcontractors. Contractor must maintain general liability and umbrella or excess liability insurance for as long as there is a statutory exposure to completed operations claims. The City and its officers, officials, employees, and agents shall continue as additional insureds under such policies.

Primary/Noncontributing. Coverage provided by Contractor shall be primary and any insurance or self-insurance procured or maintained by the City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

City's Rights of Enforcement. In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, the City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by the City will be promptly reimbursed by Contractor or the City will withhold amounts sufficient to pay premium from Contractor payments. In the alternative, the City may cancel this Agreement.

Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's risk manager.

Waiver of Subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Contractor or others

providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of Contract Provisions (non estoppel). Contractor acknowledges and agrees that any actual or alleged failure on the part of the City to inform Contractor of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

Requirements Not Limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Notice of Cancellation. Contractor agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional Insured Status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

Prohibition of Undisclosed Coverage Limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Contractor agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Contractor, provide the same minimum insurance coverage and endorsements required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

City's Right to Revise Requirements. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor a ninety (90)-day advance written notice of such change. If such change results in substantial

additional cost to the Contractor, the City and Contractor may renegotiate Contractor's compensation.

Self-insured Retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the City.

Timely Notice of Claims. Contractor shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional Insurance. Contractor shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

EXPERIENCE AND SAFETY

The successful bidder may be required to submit a statement attesting to its financial responsibility, technical ability, experience, and safety record.

PREVAILING WAGES

- A. Wage rates for this Project shall be in accordance with the "General Wage Determination Made by the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1 ", for Los Angeles County. Wage rates shall conform to those on file at City Hall and the Project site.
- B. The following Labor Code sections are hereby referenced and made a part of this Agreement:
 - (i) Section 1775, Penalty for Failure to Comply with Prevailing Wage Rates.
 - (ii) Section 1777.4, Apprenticeship Requirements.
 - (iii) Section 1777.5, Apprenticeship Requirements.
 - (iv) Section 1813, Penalty for Failure to Pay Overtime.
 - (v) Section 1810 and 1811, Working Hour Restrictions.
 - (vi) Section 1775, Payroll Records.
 - (vii) Section 1773.8, Travel and Subsistence Pay.

CONTRACTOR REGISTRATION PROGRAM

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. **Please note:** *It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.* Any bids submitted without proof that bidder and any listed subcontractor(s) are currently registered and qualified to perform public work, pursuant to Labor Code Section 1725.5, may not be accepted by the City.

LABOR COMPLIANCE MONITORING AND ENFORCEMENT

The project is subject to compliance monitoring and enforcement by the Department of Industrial Relations (California Labor Code Section 1771.4).

AGREEMENT

When the award of a contract is made to a corporation, the Agreement must be signed by the Secretary/Treasurer of the corporation in addition to the signature of the President/Vice President, or the public agency needs to receive a copy of a resolution adopted by the Board of Directors of the corporation indicating that the party executing the contract has the authority to bind the corporation.

SURETY BONDS

All surety bonds issued in connection with projects for public works must be accompanied by a power of attorney from the surety company authorizing the person executing the bond to sign on behalf of the company. The power of attorney and the bonds must be executed by the same person, and such signatures shall be notarized.

By the order of the **CITY OF INDUSTRY** dated **September 26, 2019**.

Cory Moss, Mayor

EXHIBIT D

Reduced Set of Project Plans

[Attached]

CITY OF INDUSTRY IMPROVEMENT PROJECT NO. CIP-FAC-19-049-B LOS ANGELES COUNTY SHERIFF DEPARTMENT OFFICE TRAILER SITE IMPROVEMENTS

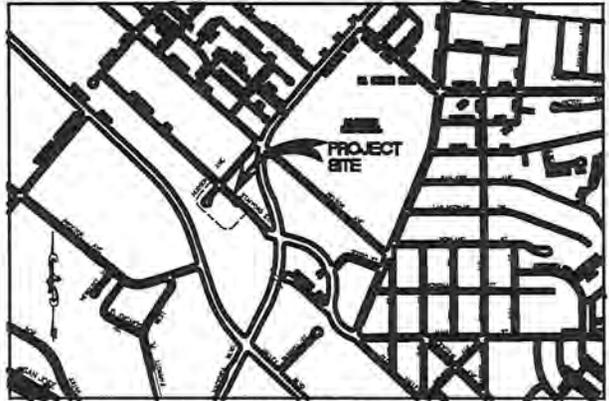
GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION WITH ALL CURRENT SUPPLEMENTS, PUBLISHED BY BUILDING NEWS BOOKS, LOCATED AT 360 PARK CENTER DRIVE, SUITE 8, VISTA, CA 92081 AND APPROPRIATE STANDARD DRAWINGS.
- BEFORE BEGINNING ANY WORK, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF INDUSTRY, 15625 E. STAFFORD STREET, CITY OF INDUSTRY, CA 91744, (909) 333-3211.
- ALL WORK COVERED BY THIS PLAN SHALL BE INSPECTED BY THE CITY ENGINEER. REQUEST FOR INSPECTION SERVICE SHALL BE MADE 24-HOURS IN ADVANCE AT (909) 333-0330.
- STREET IMPROVEMENT CONSTRUCTION SHALL BE DONE ACCORDING TO THE STANDARD PLANS OF THE CITY OF INDUSTRY, AVAILABLE AT THE OFFICE OF THE CITY ENGINEER AT 15625 E. STAFFORD STREET, CITY OF INDUSTRY, CA 91744.
- WORK IN EXISTING STREETS SHALL BE COMPLETED AS SOON AS POSSIBLE TO MINIMIZE INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE TRAVELING PUBLIC. FAILURE TO COMPLY WITH THIS REQUIREMENT IS A VIOLATION OF CITY ORDINANCE.
- THE CONTRACTOR SHALL NOTIFY THE LOS ANGELES COUNTY FIRE DEPARTMENT (909) 853-3417 AND THE LOS ANGELES COUNTY DEPARTMENT (909) 333-1332 AT THE CITY OF INDUSTRY SUBSTATION AT LEAST 48-HOURS PRIOR TO START OF WORK.
- 48-HOURS PRIOR TO ANY STREET WORK THE CONTRACTOR SHALL CALL THE UNDERGROUND SERVICE ALERT AT 811 AND OBTAIN AN INDUSTRY IDENTIFICATION NUMBER.
- ALL UTILITY TRENCHES IN PUBLIC STREETS SHALL BE BACKFILLED WITH A CLEAN GRANULAR MATERIAL HAVING A MINIMUM SAND EQUIVALENT OF 35. BACKFILL SHALL BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 80 PERCENT.
- THE OPTION OF USING SLAG OR CRUSHED MISCELLANEOUS BASE (CMB) LEU OF CRUSHED AGGREGATE BASE FOR ANY STREET IMPROVEMENT IS NOT ALLOWED.
- EXISTING CONCRETE IMPROVEMENTS AND ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT, FULL DEPTH, TO A TRUE LINE WHERE NEW CONCRETE OR ASPHALT IS TO JOIN.
- ALL MANHOLES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH SECTION 301-14 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE SPECIFIED ON THE PLANS AND IN THE SPECIAL PROVISIONS OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL PROTECT AND RESTORE EXISTING UTILITIES AND IMPROVEMENTS AS PER SECTION 402-1 AND 402-2 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES OF EVERY NATURE WHETHER SHOWN HEREON OR NOT TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF SAID UTILITIES DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROSECUTION OF THE WORK.
- THE FOLLOWING IS A LIST OF THE UTILITY COMPANIES AND THE PERSONS TO CONTACT REGARDING THE RESPECTIVE UTILITIES WITHIN THE LIMITS OF THIS PROJECT:
MR. KEITH BOWMAN (909) 330-2126
LA PUENTE VALLEY COUNTY WATER DISTRICT
MR. CHRISTOPHER PERDUE (909) 562-3718
SOUTHERN CALIFORNIA Edison
- ANY CONTRACTOR OR SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RELATING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

NOTICE TO CONTRACTOR

APPROVAL OF THIS PLAN BY THE ENGINEER AND CITY ENGINEER DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS.

BENCHMARK
B.M. A-2 ELEV. 313.8336 (NOV 29 Datum)
Point: City of Industry Brown Cop Monument, in South East of Southern Street 1/2 Block, at Block, 3307 West of Center Line Hubert Avenue.



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE 638-47

INDEX OF DRAWINGS

NO.	DATE	BY	DESCRIPTION
1	OF 25	D-01	1 TITLE SHEET, VICINITY MAP, GENERAL NOTES, CONSTRUCTION NOTES, INDEX OF DRAWINGS, NOTICE TO CONTRACTOR AND LEGEND
2	OF 25	D-02	2 SHEET INDEX MAP, NOTES, AND SECTIONS
3	OF 25	DEM-01	3 DEMOLITION PLAN
4	OF 25	HC-01	4 HORIZONTAL CONTROL PLAN
5	OF 25	GR-01	5 PRECISE GRADING PLAN
6	OF 25	GR-02	6 PRECISE GRADING PLAN AND DETAILS
7	OF 25	GR-03	7 PRECISE GRADING PLAN AND DETAILS
8	OF 25	GR-04	8 PRECISE GRADING DETAILS
9	OF 25	SW-01	9 SEWER AND WATER UTILITY PLAN
10	OF 25	E-01	10 ELECTRICAL - GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
11	OF 25	E-02	11 ELECTRICAL CONDUIT PLAN
12	OF 25	E-03	12 ELECTRICAL PANEL, AND JUNCTION RACK BOX AND DETAILS
13	OF 25	SS-01	13 STRIPPING AND SIDING PLAN
14	OF 25	TRF-1	14 TRAILER FOUNDATION PLAN AND DETAILS
15	OF 25	L-1	15 LANDSCAPE COVER SHEET
16	OF 25	L-2	16 LANDSCAPE PLAN
17	OF 25	L-3	17 PLANTING PLAN
18	OF 25	L-4	18 HYDROLOGIC MAP/WATER USE CALLS & SCHEDULES
19	OF 25	L-5	19 LANDSCAPE DETAILS
20	OF 25	L-6	20 LANDSCAPE SPECIFICATIONS
21	OF 25	L-7	21 LANDSCAPE SPECIFICATIONS
22	OF 25	L-8	22 LANDSCAPE SPECIFICATIONS
23	OF 25	P-1	23 TRAILER FLOOR PLAN
24	OF 25	P-2	24 ADA RAMP, PLATFORM, AND STAIRS DETAILS
25	OF 25	R-1	25 EXISTING SITE UTILITIES - REFERENCE ONLY

LEGEND

- EXIST. SIGN
- EXIST. PULL BOX
- EXIST. CATCH BASIN
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. SEWER MANHOLE
- EXIST. DRAIN MANHOLE
- EXIST. DRAINWAY
- TO TOP OF CURB
- FL FLOW LINE
- CF CURB FACE
- DB GRADE BREAK
- CAO CURB AND GUTTER
- CAI CRUSHED AGGREGATE BASE
- CB CATCH BASIN
- AC ASPHALT CONCRETE
- R/W RIGHT OF WAY
- M BROUGHT IRON
- S/W SIDEWALK
- E CENTER LINE
- EXIST. CURB & GUTTER
- AC REMOVAL
- AC REMOVAL
- PROTECT-IN-PLACE
- SD CALIFORNIA Edison MANHOLE/WAULT TO PROTECT IN PLACE.
- STORM DRAIN MANHOLE, PROTECT IN PLACE.
- SEWER MANHOLE, PROTECT IN PLACE.

CONSTRUCTION NOTES

- SAW CUT AND REMOVE AC PAVEMENT.
- REMOVE 8" AC BERM.
- SAW CUT AND REMOVE POC CURB.
- SAW CUT AND REMOVE PORTION POC DRIVE APPROACH, INCL. BASE MATERIAL.
- SAW CUT AND REMOVE 4" THICK POC SIDEWALK, INCL. BASE MATERIAL.
- REMOVE 8" WIDE POC NEW STRIP.
- REMOVE 12" WIDE POC SMALL.
- REMOVE TREE STRIP INCLUDING ROOT SYSTEM TO 30" DEPTH OR PER RECOMMENDATION BY THE ON-SITE BOTANICAL ENGINEER.
- REMOVE 3-INCH DIA. METAL POST INCLUDING FOUNDATION.
- REMOVE CONCRETE WHEEL STOP.
- CONSTRUCT 8" POC CURB AND GUTTER PER CITY OF INDUSTRY STD. PLAN 112, TYPE B3.
- CONSTRUCT 6" POC CUTTER PER CITY OF INDUSTRY STD. PLAN 112, TYPE "Y".
- CONSTRUCT 8" POC CUTTER PER CITY OF INDUSTRY STD. PLAN 112, TYPE "Y", MODIFIED 8-1/2" DIA. COPPER.
- CONSTRUCT 8" POC CURB PER CITY OF INDUSTRY STD. PLAN 112, TYPE A1.
- CONSTRUCT 4" POC ROLLED CURB AND GUTTER, PER CALTRANS AREA, TYPE E CURB.
- CONSTRUCT 8" POC WALKER PER DETAIL 3 ON SHEET 8.
- CONSTRUCT DRIVE-ONER CURB, PER CALTRANS AREA, TYPE G CURB.
- CONSTRUCT 4" THICK x 12" WIDE POC SIDEWALK PER CITY OF INDUSTRY STD. PLAN 112, WIDTH PER PLAN.
- INSTALL 3" DIA. REDWOOD LENDER.
- CONSTRUCT 3" ASPHALT CONCRETE TYPE C2 PG 24-10 OVER 8" CRUSHED AGGREGATE BASE OVER COMPACTED SUBGRADE TO 5% RELATIVE DENSITY.
- INSTALL 2" THICK 1" CORNELL SURFACE.
- INSTALL 8" PERFORATED SON 40 PVC DRAIN PER DETAIL 6 ON SHEET 8.
- INSTALL 8" NON-PERFORATED SON 40 PVC DRAIN.
- CONSTRUCT PIPE CONNECTION TO EXISTING STORM DRAINS PER SPPING STD. PLAN 335-2.
- INSTALL 18" x 18" DROP INLET WITH UNBALANCED GATE, JERICO PRECAST OR APPROVED EQUAL.
- INSTALL 807 STONE PER DETAIL 6 ON SHEET 8.
- INSTALL HORIZONTAL FILTER FABRIC.
- INSTALL METAL HAND BALANCE, TYPE "A" PER SPPING STD. AREA-2.
- CONSTRUCT 12" SLOTTED CURB OPENING PER SECTION "E-C", ON SHEET 8.
- CONSTRUCT 12" DIA. CONCRETE FILLED STEEL ROLLERS PER DETAIL 7 ON SHEET 7.
- CONSTRUCT 12" DIA. CONCRETE ROLLER SPALLEY PER DETAIL 3 ON SHEET 8.
- CONSTRUCT 8" THICK CONCRETE DOWN DRAIN PER DETAIL 6 ON SHEET 7.
- CONSTRUCT 12" WIDE REINFORCED CONCRETE GATE THICK FOOTING METAL TRACK, PLATE AND ANCHORAGE PER DETAIL 10 ON SHEET 6.
- CONSTRUCT WOODEN RAMP AND OR STAIRS PER SHEET 21.
- CONSTRUCT 5" THICK CONCRETE LANDING PER DETAIL 11 ON SHEET 21.
- INSTALL SECCURABLE WINDUP SURFACE PER CALTRANS STD. AREA, CASE "7".
- INSTALL 4" WIDE SOLID WHITE LINE.
- INSTALL 4" WIDE SOLID BLUE LINE.
- PAINT CURB YELLOW.
- INSTALL 72" LONG RUBBER BLOCK (BUSHING), OLD CASTLE OR APPROVED EQUAL.
- INSTALL 80A (CA) SON PER CALTRANS STD. PLAN AREA ON 2" SQUARE PERFORATED POST.
- INSTALL 80B (CA) AND 87-89 SON PER CALTRANS STD. PLAN AREA ON 2" SQUARE PERFORATED POST.
- PAINT 80A, 80B, 87 PER CALTRANS STD. PLAN AREA.

CITY OF INDUSTRY

PROPOSED MODULAR TRAILER OFFICES
130 NORTH HUDSON CITY OF INDUSTRY, CA 91744

TITLE SHEET, VICINITY MAP, GENERAL NOTES, CONSTRUCTION NOTES, INDEX OF DRAWINGS, NOTICE TO CONTRACTOR AND LEGEND

DESIGNED BY: JK CHECKED BY: J.C./P.L. JOB NO.: CIP-FAC-19-049-B SHT. 1 OF 25
 DRAFTED BY: JK DATE: 6/17/19 DWG. NAME: G-01

CONTRACT DRAWING 1 OF 25



NO.	DATE	REVISIONS	DR. BY

CITY OF INDUSTRY

INCORPORATED JUNE 16, 1937
P.O. Box 3366, City of Industry, California 91744
Administrative Offices: 15625 E. Stafford Street
(909) 333-3211

REGISTERED PROFESSIONAL ENGINEER
NO. 7002
EXPIRES 12-31-2024
CIVIL
STATE OF CALIFORNIA

ACIC

JOHN KAO R.G.E. 70210 DATE

CONTRACT NO. CIP-FAC-19-049-B

GENERAL NOTES

1. SUPERVISION OF CONSTRUCTION SHOWN ON THIS PLAN, INCLUDING GRADES, EARTHWORK OPERATIONS, PAVING AND DRAINAGE FACILITIES, WILL BE PERFORMED BY _____.
2. A REPORT OF SOIL INVESTIGATION, INCLUDING RECOMMENDATIONS FOR DRAINAGE PROCEDURES BASED ON THE REQUIREMENTS OF CHAPTER 70, LOS ANGELES COUNTY DRAINAGE CODE (LATEST EDITION), AND FOUNDATION AND BASE INSPECTION, HAS BEEN PREPARED BY THE FOLLOWING SOIL ENGINEER: _____ EARTHWORK AND PAVING SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE REPORT.
3. THE SOIL ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRUBBING, SURFACE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL.
4. AFTER COMPLETION OF THE DRAINAGE OPERATION, AND PRIOR TO A REQUEST FOR FINAL INSPECTION, THE SOIL ENGINEER SHALL SUBMIT TO THE UNDERSIGNED REGISTERED CIVIL ENGINEER A COPY OF DENSITY REPORTS TOGETHER WITH HIS WRITTEN VERIFICATION THAT THE COMPLETED WORK CONFORMS TO THE INTENT OF THE PLANS, SPECIFICATION AND SOIL REPORT RECOMMENDATIONS.
5. PERMANENT CUT OR FILL SLOPES SHALL NOT EXCEED A SLOPE OF TWO HORIZONTAL TO ONE VERTICAL.
6. ALL FILL SLOPE FACES SHALL BE COMPACTED. IF THE SLOPE IS TO BE LANDSCAPED, THE SURFACE SIX INCHES MAY BE LEFT UNCOMPACTED FOR PLANTING.
7. CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES AND TEMPORARY DRAINAGE AND DRAINAGE FACILITIES TO PROTECT ADJACENT PROPERTIES FROM STORM WATERS ORIGINATING ON OR EMERGING FROM THE CONSTRUCTION SITE.
8. GRADE STAKES FOR ALL CONCRETE CURBS AND GUTTERS, CURB, "Y" GUTTERS, SLABS, STORM DRAINS AND SEWERS SHALL BE MAINTAINED AT THE JOB SITE FOR THE CITY ENGINEER'S REVIEW.
9. GRADE STAKES SHALL BE SET AT 12.5' INTERVALS FOR ALL "Y" GUTTERS, CURBS AND GUTTER, AND DRAINAGE SYSTEMS WITH FLOW LINE SLOPES OF LESS THAN 0.5%. CONTRACTOR SHALL PROVIDE GRADE SHEETS TO CITY ENGINEER'S OFFICE FOR ACCEPTANCE 48 HOURS PRIOR TO POURING CONCRETE.
10. EXISTING CONTROLS AND OTHER EXISTING TOPOGRAPHIC FEATURES ARE AS SHOWN. THE CONTRACTOR SHALL KEEP ALL ADJACENT STREETS AND HALLS ROUTED CLEAR OF DIRT AND DEBRIS ORIGINATING FROM THE CONSTRUCTION SITE OR RESULTING FROM THE PROJECT WORK.
11. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING LOW LEVELS OF NOISE AND DUST. THE CONTRACTOR SHALL SECURE ALL NECESSARY EXCAVATION AND CONSTRUCTION PERMITS FROM THE CITY OF INDUSTRY FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ASSOCIATE EASEMENTS.
12. HANDICAPPED FACILITIES REQUIRE SEPARATE APPROVAL FROM BUILDING AND SAFETY. A SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES AND INVENTORY OF POTENTIAL POLLUTANTS SHALL BE SUBMITTED TO THE CALIFORNIA STATE WATER CONTROL BOARD ALONG WITH THE FILING OF A NOTICE OF WORK (NWL) BOTH COPIES OF THE SWPPP AND NWL MUST BE MAINTAINED AT THE SITE AT ALL TIMES FOR REVIEW BY STATE AND LOCAL INSPECTORS.
13. ANY MODIFICATIONS OR CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO THE INSTITUTION OF SAID MODIFICATION OR CHANGE.
14. THE UNDERSIGNED REGISTERED CIVIL ENGINEER CERTIFIES THAT HIS PLAN WAS PREPARED UNDER HIS SUPERVISION AND THAT THE PLAN DOES COMPLY WITH CITY OF INDUSTRY ORDINANCES. HE WILL, UPON COMPLETION OF THE PROJECT AND PRIOR TO REQUEST FOR FINAL ACCEPTANCE, SUBMIT TO THE CITY ENGINEER WRITTEN VERIFICATION THAT THE COMPLETED WORK DOES CONFORM TO THIS PLAN, FURTHERMORE, AS THE ENGINEER OF RECORD, HE HAS SELECTED APPROPRIATE BMP'S TO EFFECTIVELY MITIGATE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMP'S MUST BE INSTALLED, MAINTAINED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMP'S NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPROPRIATE TO THE PROPOSED CONSTRUCTION ACTIVITIES.

SIGNATURE DATE

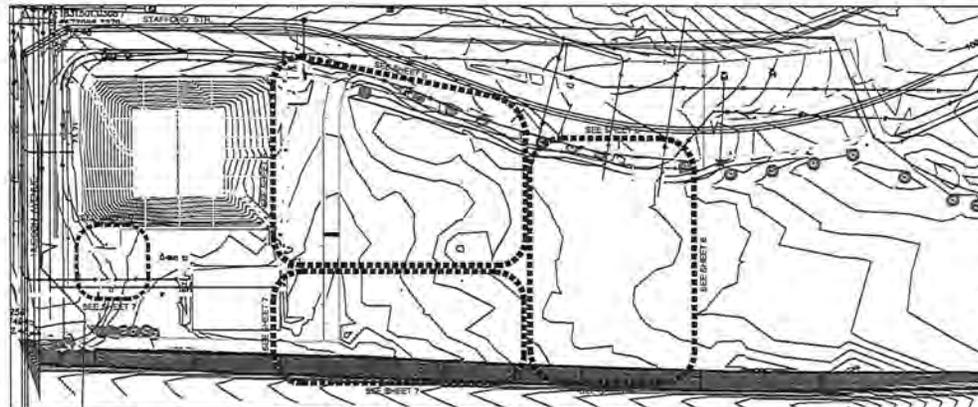
PRINTED NAME TITLE CORPORATION

PRIVATE ENGINEER'S NOTE TO CONTRACTORS

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO KNOWN UNDERGROUND UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THESE PLANS.

THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ESTIMATED PROJECT START DATE: _____
ESTIMATED COMPLETION DATE: _____



SHEET INDEX MAP
N.T.S.



NO.	DATE	REVISION	BY



CITY OF INDUSTRY

INCORPORATED JUNE 16, 1911
P.O. Box 3368, City of Industry, California 91744
Administrative Offices: 15825 E. Stafford Street
(626) 333-2211

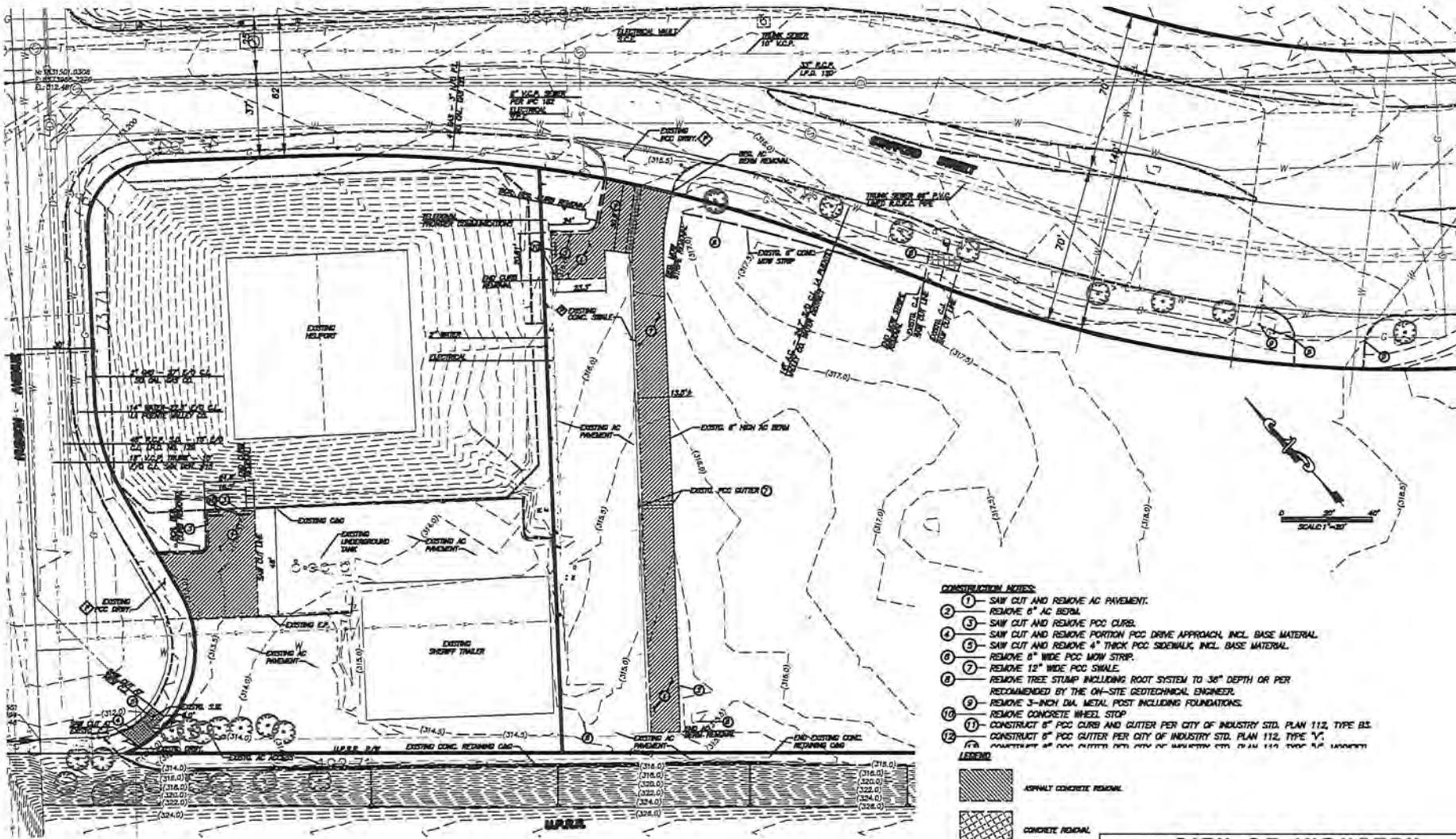


Prepared by:
CNC
ENGINEERING
230 N. Hollywood Blvd., Ste. 222
City of Industry, Ca. 91744
Phone (626) 333-0234
Fax (626) 338-7078
EXPELLING SINCE ESTABLISHED 1979

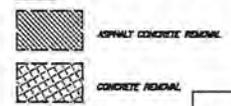
JOHN KAO, R.C.E. 70215 DATE: _____

CITY OF INDUSTRY			
PROJECT: _____			
SHEET INDEX MAP, NOTES, AND RECORDS			
PROPOSED MAGALAN TRAILER OFFICES 380 NORTH HANSEN CITY OF INDUSTRY, CA 91744			
SHEET INDEX MAP, NOTES, AND RECORDS			
DESIGNED BY: J.K.	CHECKED BY: J.K./L.	JOB NO./CP-740-10-048-B	SHT. 2 OF 25
DRAWN BY: J.K.	DATE: 9/17/79	DWG. NAME: S-02	
CONTRACT DRAWING 2 OF 25			

CONTRACT NO.: CP-740-10-048-B



- CONSTRUCTION NOTES:**
- 1 - SAW CUT AND REMOVE AC PAVEMENT.
REMOVE 6" AC BETA.
 - 2 - SAW CUT AND REMOVE PCC CURB.
 - 3 - SAW CUT AND REMOVE PORTION PCC DRIVE APPROACH, INCL. BASE MATERIAL.
 - 4 - SAW CUT AND REMOVE 4" THICK PCC SIDEWALK, INCL. BASE MATERIAL.
 - 5 - REMOVE 6" WIDE PCC MOW STRIP.
 - 6 - REMOVE 12" WIDE PCC SINKLE.
 - 7 - REMOVE TREE STUMP INCLUDING ROOT SYSTEM TO 36" DEPTH OR PER RECOMMENDED BY THE ON-SITE GEOTECHNICAL ENGINEER.
 - 8 - REMOVE 3-INCH DIA. METAL POST INCLUDING FOUNDATIONS.
 - 9 - REMOVE CONCRETE WHEEL STOP.
 - 10 - CONSTRUCT 6" PCC CURB AND GUTTER PER CITY OF INDUSTRY STD. PLAN 112, TYPE B3.
 - 11 - CONSTRUCT 6" PCC GUTTER PER CITY OF INDUSTRY STD. PLAN 112, TYPE V.
 - 12 - CONSTITUTE OF PCC PATTERN PER CITY OF INDUSTRY STD. PLAN 112, TYPE A2, UNLESS NOTED OTHERWISE.



CITY OF INDUSTRY	
DESIGNED BY:	DATE:
PROPOSED MODULAR TRAILER OFFICE 100 NORTH HANSON CITY OF INDUSTRY, CA 91744	
FOUNDATION PLAN	
REVISION NO. & DATE:	DATE: 8/17/78
DRAWN BY: J.K.	CHKD. BY: J.K.
DATE: 8/17/78	DATE: 8/17/78
PROJECT NO.: FIC-19-09-B	SHT. 3 OF 25
CONTRACT NO.: 19-09-B	CONTRACT DRAWING 3 OF 25



NO.	DATE	REVISION	DC BY

CITY OF INDUSTRY

INCORPORATED JAN 16, 1957
 P.O. Box 3388, City of Industry, California 91744
 Administrative Offices: 15625 E. Stafford Street
 (626) 233-2211

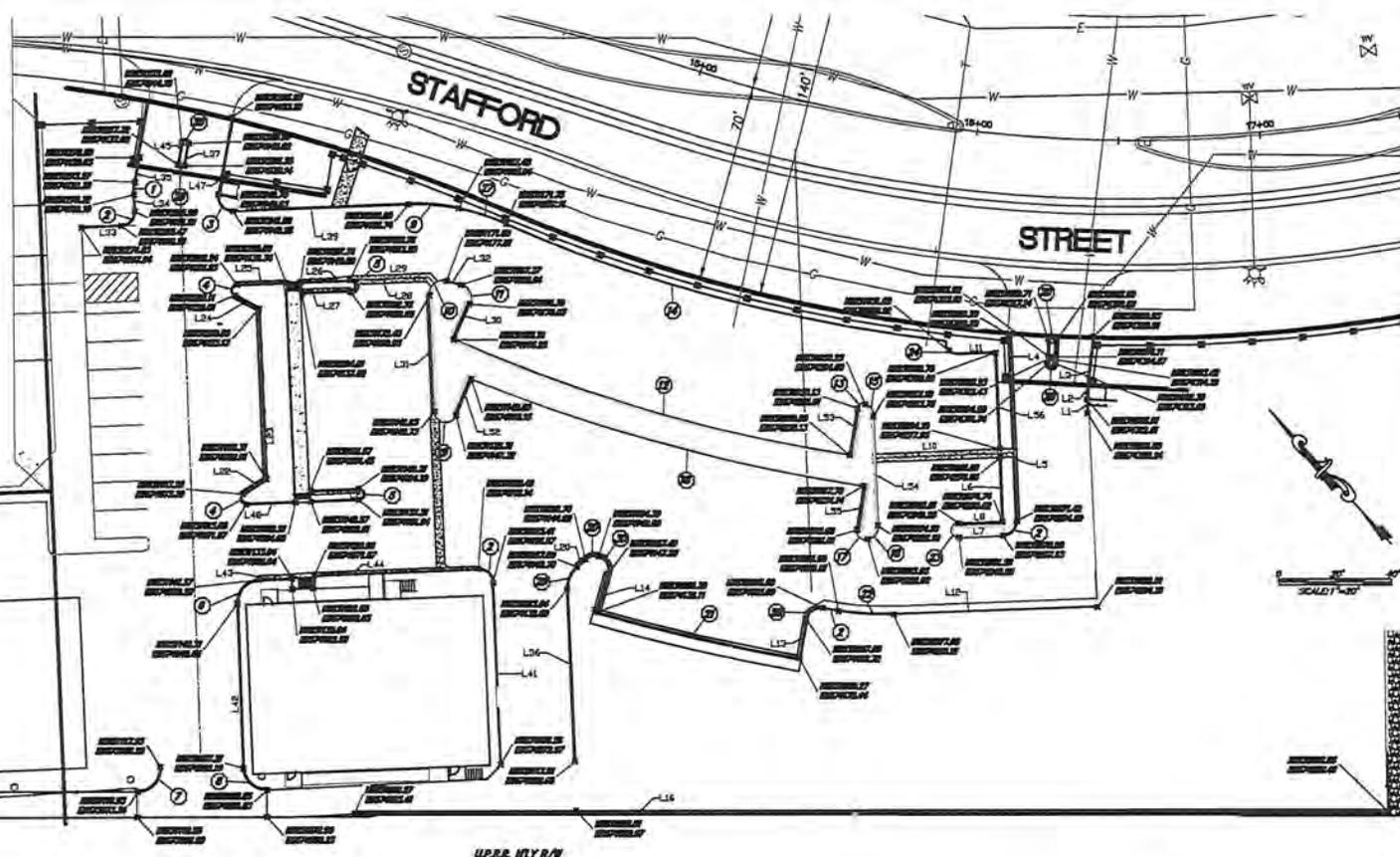
Prepared by:

CNC
 ENGINEERING
 256 N. Holladay Blvd., Ste. 220
 City of Industry, Ca. 91744
 Phone (626) 333-0206
 Fax (626) 338-7278

JOHN KAO, R.C.E. 70815 DATE

CONTRACT NO. 19-09-B

NO.	BASED	DATA	HEIGHT	LENGTH	DESCRIPTION
01	0.00'	07'00"	2.00'	4.00'	CURB RETURN
02	0.00'	07'00"	2.00'	2.00'	CURB RETURN
03	0.00'	07'00"	2.00'	2.00'	CURB RETURN
04	0.00'	07'00"	2.00'	2.00'	CURB RETURN
05	0.00'	07'00"	2.00'	2.00'	CURB RETURN
06	0.00'	07'00"	2.00'	2.00'	CURB RETURN
07	0.00'	07'00"	2.00'	2.00'	CURB RETURN
08	0.00'	07'00"	2.00'	2.00'	CURB RETURN
09	0.00'	07'00"	2.00'	2.00'	CURB RETURN
10	0.00'	07'00"	2.00'	2.00'	CURB RETURN
11	0.00'	07'00"	2.00'	2.00'	CURB RETURN
12	0.00'	07'00"	2.00'	2.00'	CURB RETURN
13	0.00'	07'00"	2.00'	2.00'	CURB RETURN
14	0.00'	07'00"	2.00'	2.00'	CURB RETURN
15	0.00'	07'00"	2.00'	2.00'	CURB RETURN
16	0.00'	07'00"	2.00'	2.00'	CURB RETURN
17	0.00'	07'00"	2.00'	2.00'	CURB RETURN
18	0.00'	07'00"	2.00'	2.00'	CURB RETURN
19	0.00'	07'00"	2.00'	2.00'	CURB RETURN
20	0.00'	07'00"	2.00'	2.00'	CURB RETURN
21	0.00'	07'00"	2.00'	2.00'	CURB RETURN
22	0.00'	07'00"	2.00'	2.00'	CURB RETURN
23	0.00'	07'00"	2.00'	2.00'	CURB RETURN
24	0.00'	07'00"	2.00'	2.00'	CURB RETURN
25	0.00'	07'00"	2.00'	2.00'	CURB RETURN
26	0.00'	07'00"	2.00'	2.00'	CURB RETURN
27	0.00'	07'00"	2.00'	2.00'	CURB RETURN
28	0.00'	07'00"	2.00'	2.00'	CURB RETURN
29	0.00'	07'00"	2.00'	2.00'	CURB RETURN
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31	0.00'	07'00"	2.00'	2.00'	CURB RETURN
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81	0.00'	07'00"	2.00'	2.00'	CURB RETURN
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83	0.00'	07'00"	2.00'	2.00'	CURB RETURN
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85	0.00'	07'00"	2.00'	2.00'	CURB RETURN
86	0.00'	07'00"	2.00'	2.00'	CURB RETURN
87	0.00'	07'00"	2.00'	2.00'	CURB RETURN
88	0.00'	07'00"	2.00'	2.00'	CURB RETURN
89	0.00'	07'00"	2.00'	2.00'	CURB RETURN
90	0.00'	07'00"	2.00'	2.00'	CURB RETURN
91	0.00'	07'00"	2.00'	2.00'	CURB RETURN
92	0.00'	07'00"	2.00'	2.00'	CURB RETURN
93	0.00'	07'00"	2.00'	2.00'	CURB RETURN
94	0.00'	07'00"	2.00'	2.00'	CURB RETURN
95	0.00'	07'00"	2.00'	2.00'	CURB RETURN
96	0.00'	07'00"	2.00'	2.00'	CURB RETURN
97	0.00'	07'00"	2.00'	2.00'	CURB RETURN
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99	0.00'	07'00"	2.00'	2.00'	CURB RETURN
100	0.00'	07'00"	2.00'	2.00'	CURB RETURN



LINE #	LENGTH	DESCRIPTION															
L1	0.00'	00' 00" OF SLAB	L31	0.00'	00' 00" OF SLAB	L61	0.00'	00' 00" OF SLAB	L91	0.00'	00' 00" OF SLAB	L121	0.00'	00' 00" OF SLAB	L151	0.00'	00' 00" OF SLAB
L2	0.00'	00' 00" OF SLAB	L32	0.00'	00' 00" OF SLAB	L62	0.00'	00' 00" OF SLAB	L92	0.00'	00' 00" OF SLAB	L122	0.00'	00' 00" OF SLAB	L152	0.00'	00' 00" OF SLAB
L3	0.00'	00' 00" OF SLAB	L33	0.00'	00' 00" OF SLAB	L63	0.00'	00' 00" OF SLAB	L93	0.00'	00' 00" OF SLAB	L123	0.00'	00' 00" OF SLAB	L153	0.00'	00' 00" OF SLAB
L4	0.00'	00' 00" OF SLAB	L34	0.00'	00' 00" OF SLAB	L64	0.00'	00' 00" OF SLAB	L94	0.00'	00' 00" OF SLAB	L124	0.00'	00' 00" OF SLAB	L154	0.00'	00' 00" OF SLAB
L5	0.00'	00' 00" OF SLAB	L35	0.00'	00' 00" OF SLAB	L65	0.00'	00' 00" OF SLAB	L95	0.00'	00' 00" OF SLAB	L125	0.00'	00' 00" OF SLAB	L155	0.00'	00' 00" OF SLAB
L6	0.00'	00' 00" OF SLAB	L36	0.00'	00' 00" OF SLAB	L66	0.00'	00' 00" OF SLAB	L96	0.00'	00' 00" OF SLAB	L126	0.00'	00' 00" OF SLAB	L156	0.00'	00' 00" OF SLAB
L7	0.00'	00' 00" OF SLAB	L37	0.00'	00' 00" OF SLAB	L67	0.00'	00' 00" OF SLAB	L97	0.00'	00' 00" OF SLAB	L127	0.00'	00' 00" OF SLAB	L157	0.00'	00' 00" OF SLAB
L8	0.00'	00' 00" OF SLAB	L38	0.00'	00' 00" OF SLAB	L68	0.00'	00' 00" OF SLAB	L98	0.00'	00' 00" OF SLAB	L128	0.00'	00' 00" OF SLAB	L158	0.00'	00' 00" OF SLAB
L9	0.00'	00' 00" OF SLAB	L39	0.00'	00' 00" OF SLAB	L69	0.00'	00' 00" OF SLAB	L99	0.00'	00' 00" OF SLAB	L129	0.00'	00' 00" OF SLAB	L159	0.00'	00' 00" OF SLAB
L10	0.00'	00' 00" OF SLAB	L40	0.00'	00' 00" OF SLAB	L70	0.00'	00' 00" OF SLAB	L100	0.00'	00' 00" OF SLAB	L130	0.00'	00' 00" OF SLAB	L160	0.00'	00' 00" OF SLAB

NOTES
 COORDINATES, CURVE, AND LINE DATA PROVIDED FOR ROLLED CURB ARE FOR THE BACK EDGE IN CONTACT WITH INTERNAL GROUND



NO.	DATE	REVISIONS	DC. BY

CITY OF INDUSTRY

INCORPORATED JUNE 16, 1917
 P.O. Box 5306, City of Industry, California 91744
 Administrative Offices: 15022 E. Stafford Street
 (626) 333-2211

Prepared by:

CNC
 ENGINEERING
 CONSULTING CIVIL ENGINEERS - SURVEYORS

256 N. Verdugo Blvd., Ste. 222
 City of Industry, Ca. 91744
 Phone (626) 333-2200
 Fax (626) 338-2218

JOHN KAL, R.C.E. 70219 DATE: 9/17/16

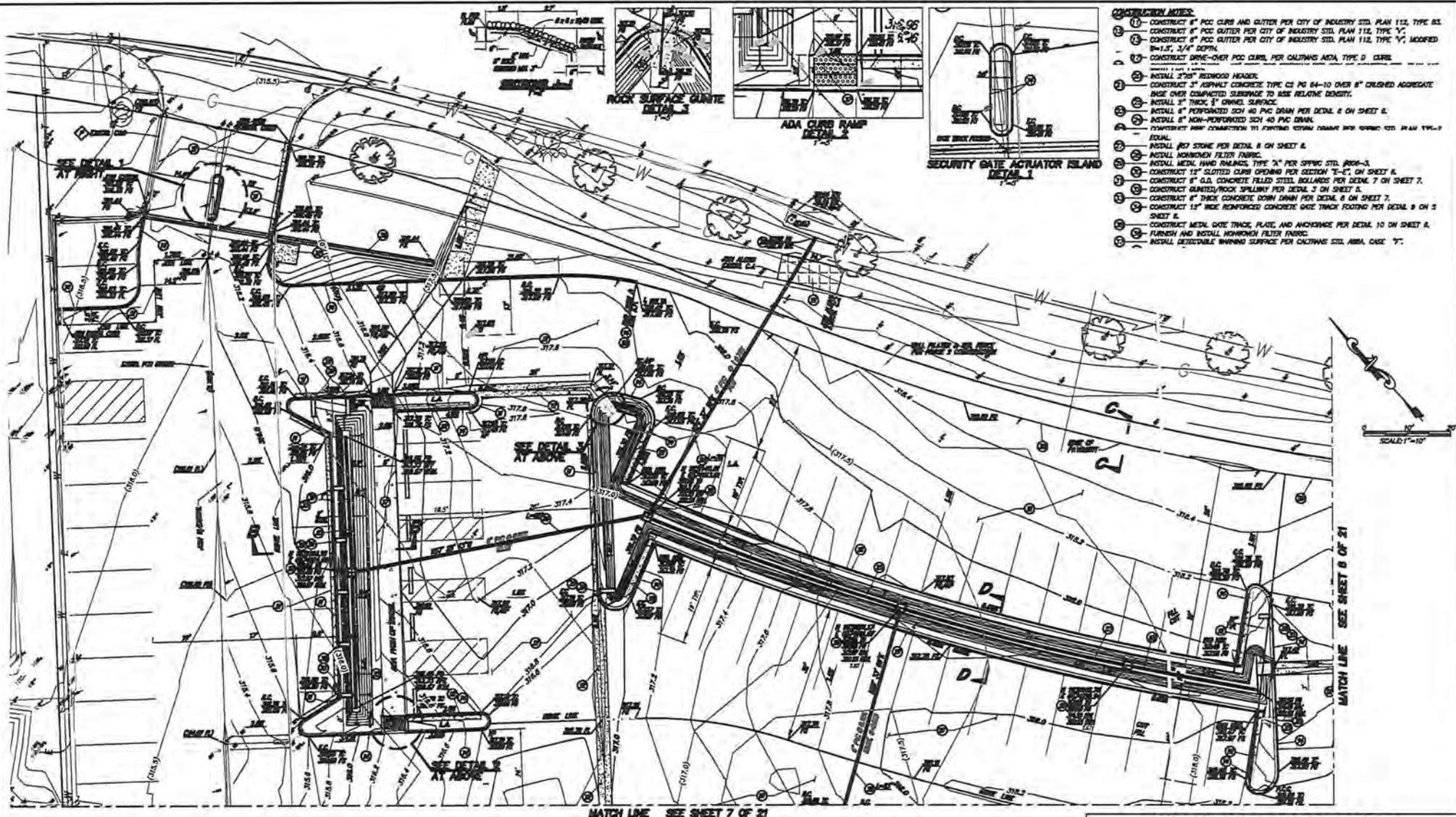
CITY OF INDUSTRY

PROPOSED MODULAR TRAILER OFFICE
 280 NORTH HANSON CITY OF INDUSTRY, CA 91744

HOISTING CONTROL PLAN

DESIGNED BY: J.K. CHECKED BY: J.S./P.L. JOB NO.: CP-FAD-16-048-B SHEET: 4 OF 25
 DRAFTED BY: J.K. DATE: 9/17/16 DSCR. NAME: HO-C1

CONTRACT NO.: CP-FAD-16-048-B
 CONTRACT DRAWING 4 OF 25



- CONSTRUCTION NOTES:**
1. CONSTRUCT 6" PCC CURB AND GUTTER PER CITY OF INDUSTRY STD. PLAN 112, TYPE BS.
 2. CONSTRUCT 6" PCC GUTTER PER CITY OF INDUSTRY STD. PLAN 112, TYPE Y.
 3. CONSTRUCT 6" PCC GUTTER PER CITY OF INDUSTRY STD. PLAN 112, TYPE Y, MODIFIED 3/4" DEPTH.
 4. CONSTRUCT DRIVE-OVER PCC CURB PER CALIFORNIA A.S.T.M. TYPE D CURB.
 5. INSTALL 2"X8" REDWOOD HEADER.
 6. CONSTRUCT 3" ASPHALT CONCRETE TYPE CS PG 64-10 OVER 8" CRUSHED AGGREGATE BASE OVER COMPACTED SUBGRADE TO 8% RELATIVE DENSITY.
 7. INSTALL 2" THICK 51" DRIVE SURFACE TO 8% RELATIVE DENSITY.
 8. INSTALL 8" PERFORATED SCH 40 PVC DRAIN PER DETAIL 8 ON SHEET 6.
 9. INSTALL 8" NON-PERFORATED SCH 40 PVC DRAIN.
 10. CONSTRUCT 12" WIDE REINFORCED CONCRETE GAZE TRACK FOOTING PER DETAIL 9 ON SHEET 6.
 11. INSTALL 12" STONE PER DETAIL 8 ON SHEET 6.
 12. INSTALL NONWOVEN FILTER FABRIC.
 13. INSTALL METAL HAND RAILINGS, TYPE "A" PER SP-900 STD. 1000-3.
 14. CONSTRUCT 12" SLOTTED CURB OPENING PER SECTION "E-E", ON SHEET 6.
 15. CONSTRUCT 8" G.A. CONCRETE FILLED STEEL BOLLARDS PER DETAIL 7 ON SHEET 7.
 16. CONSTRUCT GUINTEA/ROCK SPILLWAY PER DETAIL 3 ON SHEET 6.
 17. CONSTRUCT 8" THICK CONCRETE DOWN DRAIN PER DETAIL 8 ON SHEET 7.
 18. CONSTRUCT 12" WIDE REINFORCED CONCRETE GAZE TRACK FOOTING PER DETAIL 9 ON SHEET 6.
 19. CONSTRUCT METAL GAZE TRACK PLATE, AND ANCHORAGE PER DETAIL 10 ON SHEET 6.
 20. FURNISH AND INSTALL NONWOVEN FILTER FABRIC.
 21. INSTALL DETECTABLE WARNING SURFACE PER CALIFORNIA STD. A.S.T.M. CASE "T".



NO.	DATE	REVISIONS	OK BY



CITY OF INDUSTRY
 INCORPORATED JUNE 16, 1957
 P.O. Box 3366, City of Industry, California 91744
 Administrative Offices: 15825 E. Stafford Street
 (626) 333-2211



Prepared by:
ANC
 258 N. Hollywood Blvd., Ste. 222
 City of Industry, Ca. 91744
 Phone (626) 333-0550
 Fax (626) 334-0100
 E-MAIL: CIVIL@ANC.COM
 JOHN KOG, R.C.E. 78218, DATE

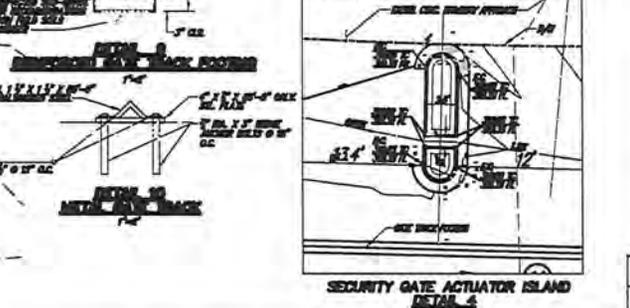
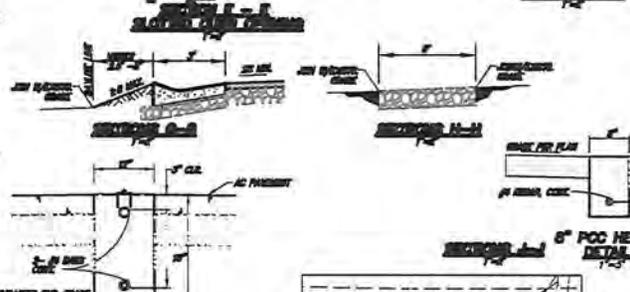
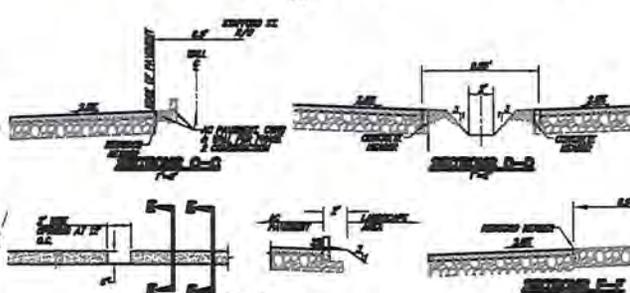
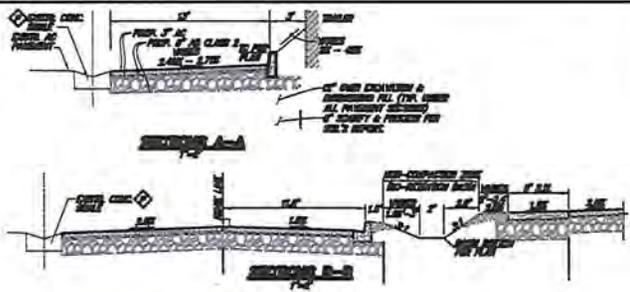
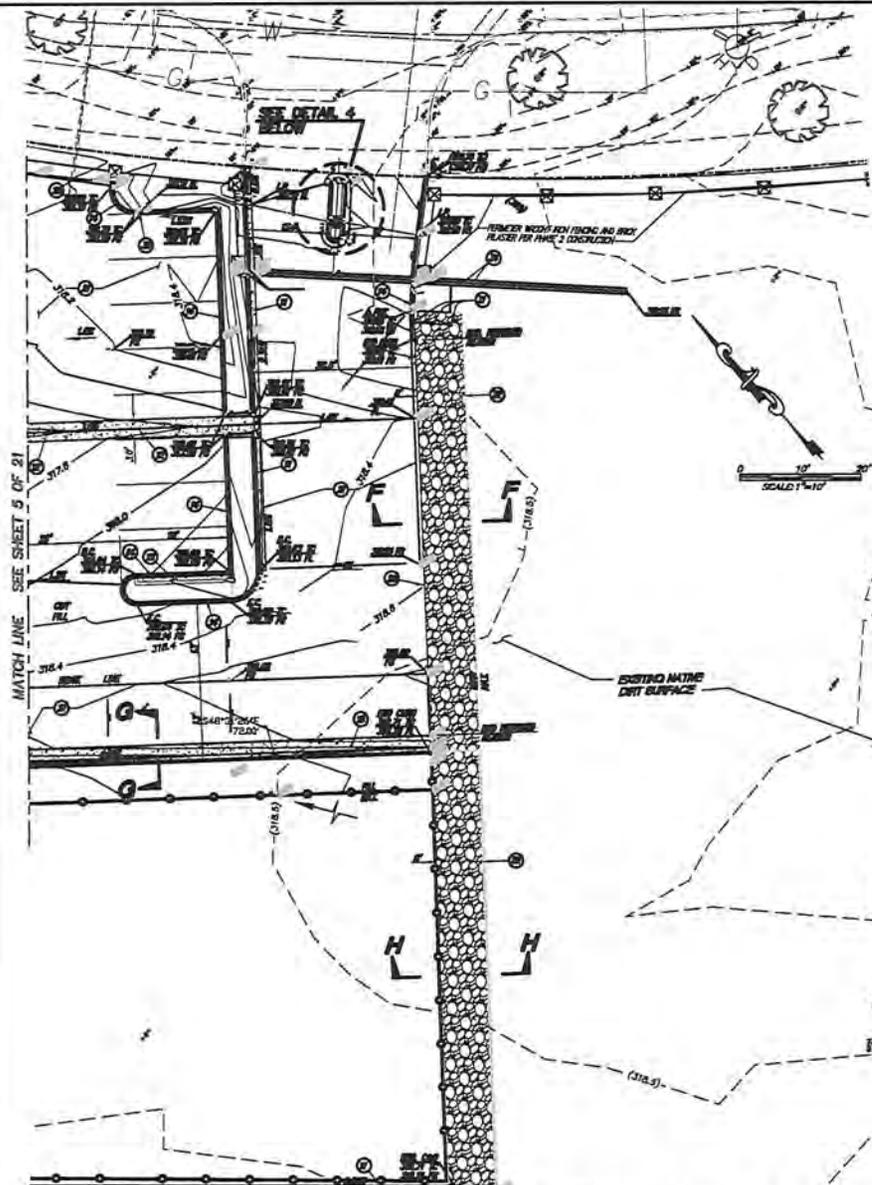
CITY OF INDUSTRY

PROPOSED MODULAR TRAILER OFFICE
 100 NORTH HARBOR CITY OF INDUSTRY, CA 91744

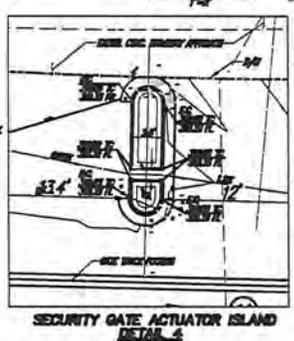
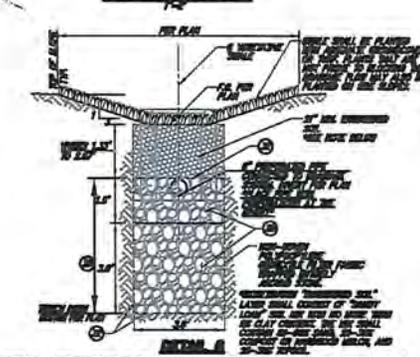
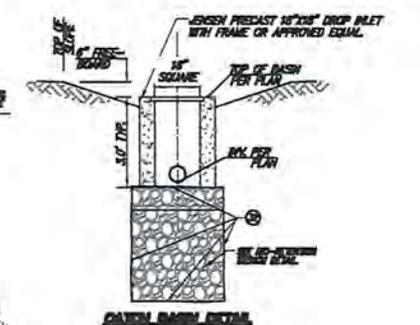
PRECISE GRADING PLAN

DESIGNED BY: J.K.	CHECKED BY: J.C./P.L.	JOB NO.: OF-149-048-0	SHT. 5 OF 25
DRAFTED BY: J.K.	DATE: 9/17/10	DWG. NAME: OF-01	

CONTRACT DRAWING 5 OF 25



- CONSTRUCTION NOTES:**
1. CONSTRUCT 12" PCC GUTTER PER CITY OF INDUSTRY STD. PLAN 112, TYPE "A", WIDTH 12", 2.4" DEPTH.
 2. CONSTRUCT 4" PCC CURB PER CITY OF INDUSTRY STD. PLAN 112, TYPE "A", CONSTRUCT DRIVE-OVER PCC CURB, PER CALTRANS AREA, TYPE D CURB.
 3. CONSTRUCT 4" THICK x 12" WIDE PCC SIDEWALK PER CITY OF INDUSTRY STD. PLAN 115, WIDTH 12" WALK.
 4. CONSTRUCT 3" ASPHALT CONCRETE TYPE C3 TO 84-10 OVER 8" CRUSHED AGGREGATE BASE OVER COMPACTED SUBGRADE TO 80% RELATIVE DENSITY.
 5. INSTALL 2" THICK 3" GRIND SURFACE.
 6. INSTALL 4" PERFORATED SCH 40 PVC DRAIN PER DETAIL 8 ON SHEET 5.
 7. INSTALL 8" NON-PERFORATED SCH 40 PVC DRAIN.
 8. CONSTRUCT PIPE CONNECTION TO EXISTING STORM DRAINS PER SPPRC STD. PLAN 335-2, WIDTH 18" WALK.
 9. INSTALL 18" x 18" DROP INLET WITH GALVANIZED GRATE, JOSEPH PRECAST OR APPROVED.
 10. CONSTRUCT LIMITED/ROCK SPILLWAY PER DETAIL 3 ON SHEET 5.
 11. CONSTRUCT 6" THICK CONCRETE DOWN DRAIN PER DETAIL 8 ON SHEET 7.
 12. CONSTRUCT 14" WIDE REINFORCED CONCRETE GATE TRUCK FOOTING PER DETAIL 8 ON 5 SHEET 7.
 13. INSTALL DETECTABLE WARNING SURFACE PER CALTRANS STD. AREA, CASE "F".
 14. INSTALL 4" WIDE SOLID WHITE LINE.
 15. INSTALL 4" WIDE SOLID BLUE LINE.



<p>Know what's below. Call before you dig.</p>	NO.	DATE	REVISIONS	DR. BY

CITY OF INDUSTRY

INCORPORATED JUNE 16, 1957
P.O. Box 3366, City of Industry, California 91744
Administrative Offices: 15925 E. Stafford Street
(626) 333-2211

Prepared by:
CNC ENGINEERING
 Consulting Civil Engineers - San Gabriel
 330 N. Hollywood Blvd., Ste. 222
 City of Industry, Ca. 91744
 Phone (626) 333-0334
 Fax (626) 338-7078

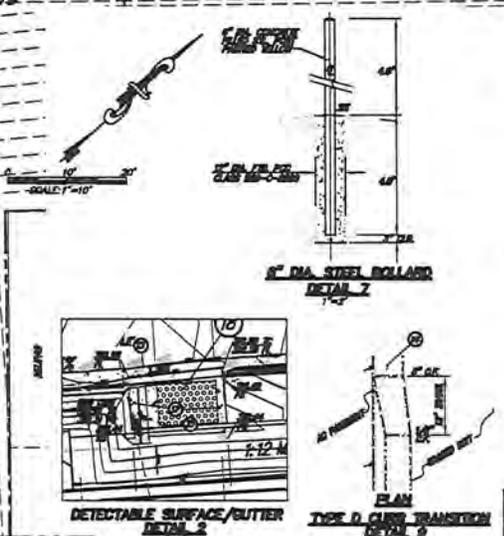
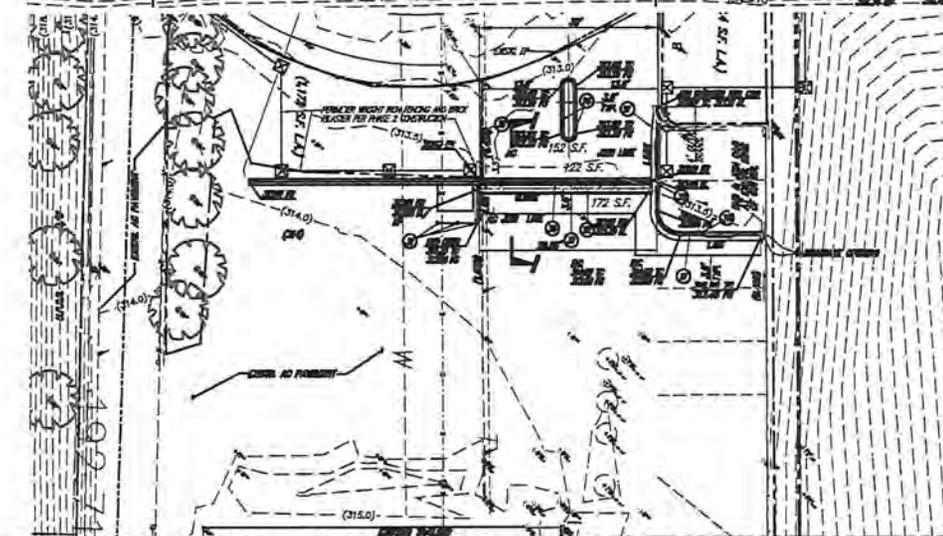
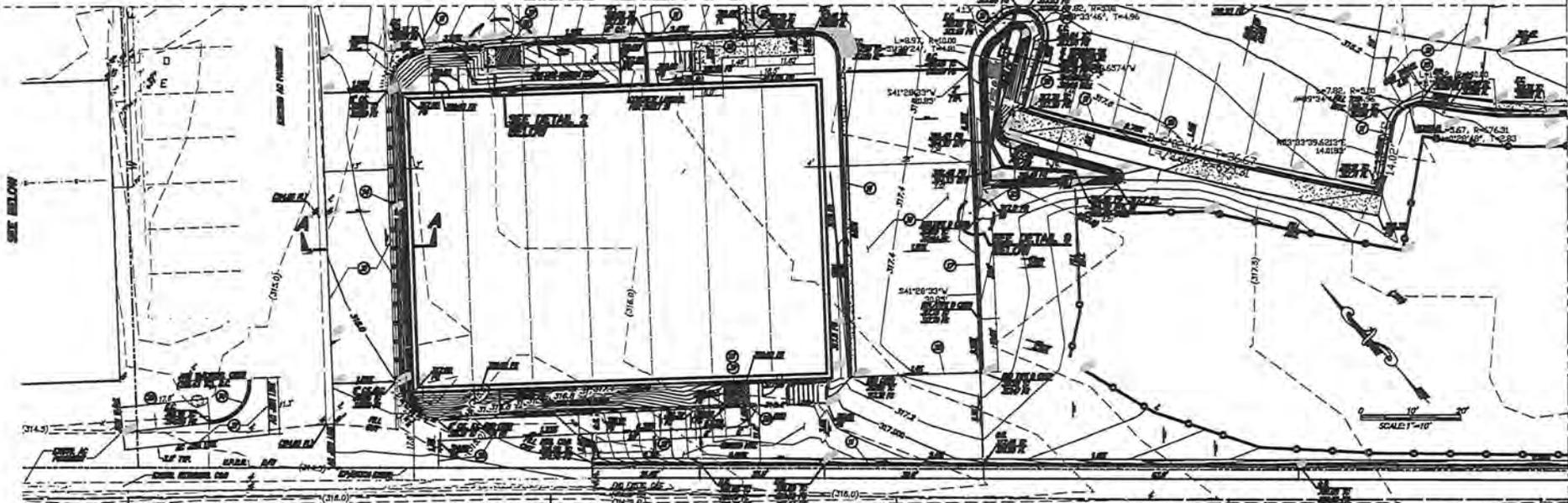
CITY OF INDUSTRY

DESIGNED BY: J.C. P.I.
 CHECKED BY: J.C. P.I.
PROPOSED MODULAR TRAILER OFFICES
180 NORTH MADISON CITY OF INDUSTRY, CA 91744

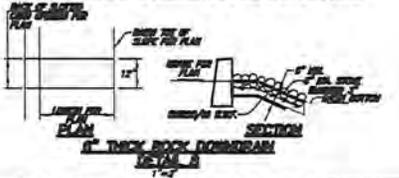
FROZE GRADING PLAN

DESIGNED BY: J.C. P.I. CHECKED BY: J.C. P.I. JOB NO.: FD-19-048-0 SHT. 6 OF 25
 DRAFTED BY: J.C. DATE: 9/17/19 DRG. NAME:

MATCH LINE SEE SHEET 5 OF 21



- CONSTRUCTION NOTES**
1. CONSTRUCT 12\"/>
 2. CONSTRUCT 6\"/>
 3. CONSTRUCT ASPHALT CONCRETE TYPE C PER PG 64-10 OVER 6\"/>
 4. CONSTRUCT 4\"/>
 5. INSTALL 2\"/>
 6. CONSTRUCT 3\"/>
 7. INSTALL 6\"/>
 8. CONSTRUCT PER COMPARISON TO EXISTING STORM DRAIN PER SPECIFIC STD. IN PLAN 254-3. EQUAL.
 9. INSTALL 18\"/>
 10. INSTALL 18\"/>
 11. CONSTRUCT 12\"/>
 12. CONSTRUCT 6\"/>
 13. INSTALL DETECTABLE SURFACE PER CALTRANS STD. AASHTO SPEC. 7\"/>
 14. INSTALL 72\"/>



CITY OF INDUSTRY

PROPOSED MODULAR TRAILER OFFICE
100 NORTH MISSION CITY OF INDUSTRY, CA 91744

PRELIM GRADING PLAN

REV.	DATE	REVISION	BY



CITY OF INDUSTRY

INCORPORATED JUNE 18, 1957
P.O. Box 3366, City of Industry, California 91744
Administrative Offices: 15626 E. Stafford Street
(826) 333-2211



Prepared by:
CNC
ENGINEERING
Consulting Civil Engineers - Surveyors

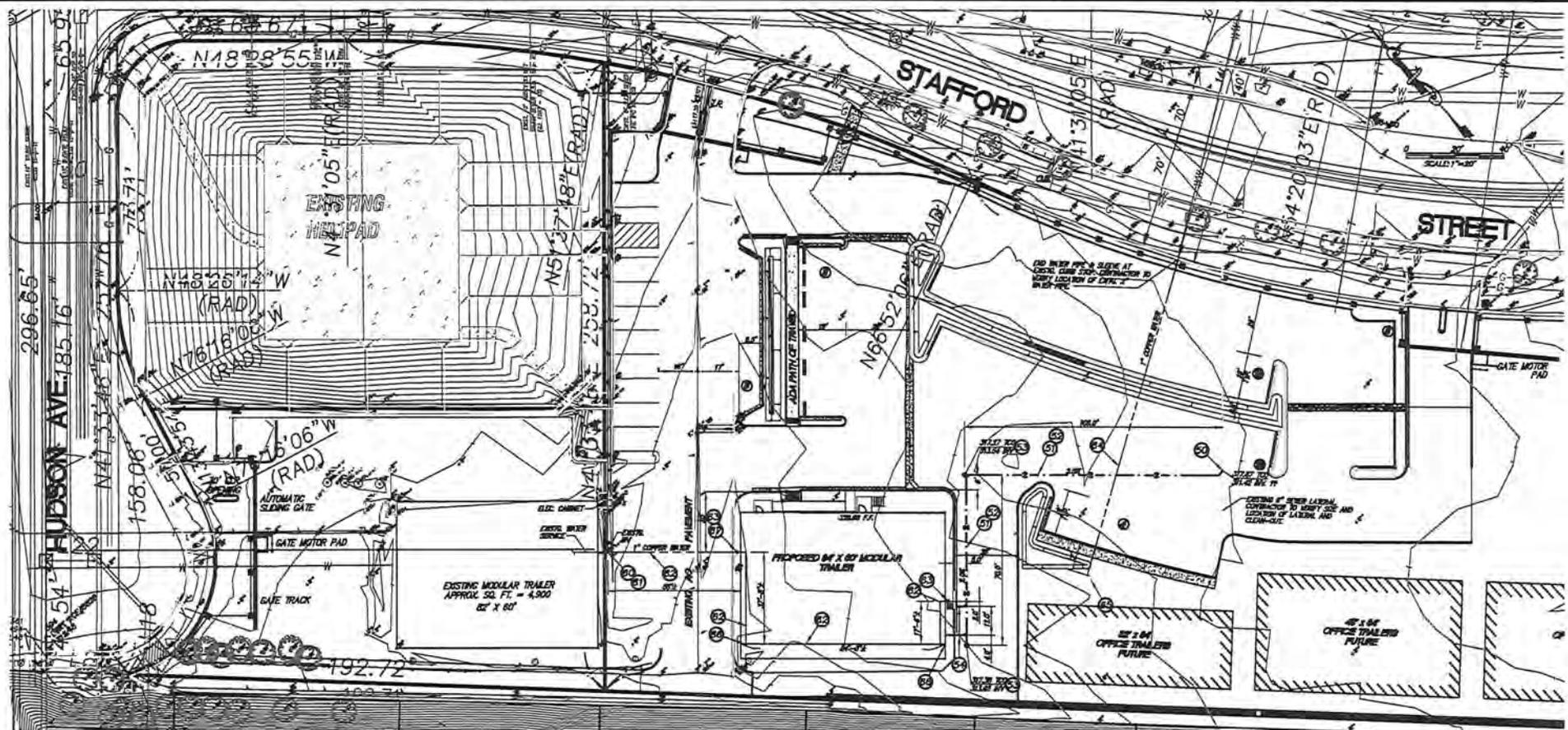
JOHN KAG, R.C.E. 75210 DATE

DESIGNED BY: J.K. CHECKED BY: J.C./P.L. JOB NO.: CF-FAC-18-048-B SHEET 7 OF 25
DRAFTED BY: J.C. DATE: 9/7/78 DWG. NAME: GR-02

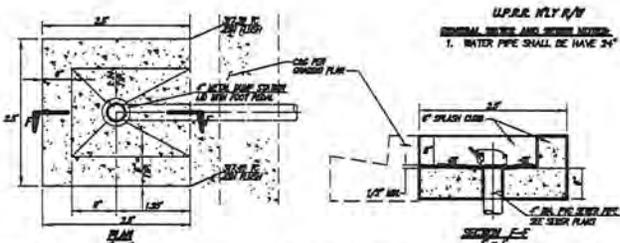
CONTRACT DRAWING 7 OF 25



CONTRACT NO. CF-FAC-18-048-B



- SEE CONSTRUCTION NOTES**
- 1. INSTALL 4" DIA. WPC. CEMENT COLAR JOINT PER LAC90W STD. PLAN 2025-2
 - 2. INSTALL 4" DIA. VCP SEWER PIPE
 - 3. INSTALL BEDDING FOR SEWER PIPE PER LAC90W STD. PLAN 2025-1
 - 4. INSTALL TERMINAL CLEAN OUT PER SPRING STD. PLAN 204-2
 - 5. INSTALL 4" DIA. HOUSE CONNECTION SEWER PER SPRING STD. PLAN 222-2
 - 6. CONNECT TO TRAILER STUB-OUTS
 - 7. CONSTRUCT 4" METAL DUMP STATION LID WITH FOOT PEDAL AND CONC. CURB PER DETAIL 10 ON SHEET 9 OF 25
- SEE THE CONSTRUCTION NOTES**
- 1. CUT AND REMOVE ELBOW FITTING AND SOCKET NEW FITTING PER ITEM NO. 61
 - 2. INSTALL 2" X 2" X 1" COPPER "TEE"
 - 3. INSTALL 1" THICK 1/2" COPPER PIPE IN BLUE 8 MIL. POLYMAP SLEEVING
 - 4. INSTALL 3/4" BRASS HOSE END AT 18" MIN. ABOVE FINISHED GRADE
 - 5. INSTALL RASER TO CONNECT TO TRAILER STUB-OUTS
 - 6. INSTALL 1" THICK 1/2" COPPER PIPE IN 2" SCH. 40 PWC SLEEVING
 - 7. CONNECT TO TRAILER STUB-OUTS
 - 8. INSTALL 1" BRASS BALL VALVE



UPPER 1/2" R/W
GENERAL NOTES AND SPECIAL NOTES
 1. WATER PIPE SHALL BE HAVE 24" MINIMUM COVER.

NOTE:
 MINIMUM 24" COVER OVER WATER PIPE OUTSIDE OF TRAILER FOOTPRINT.



NO.	DATE	REVISIONS	DR. BY



CITY OF INDUSTRY
 INCORPORATED JUNE 18, 1887
 P.O. Box 3368, City of Industry, California 91744
 Administrative Offices: 15025 E. Stafford Street
 (626) 333-2211

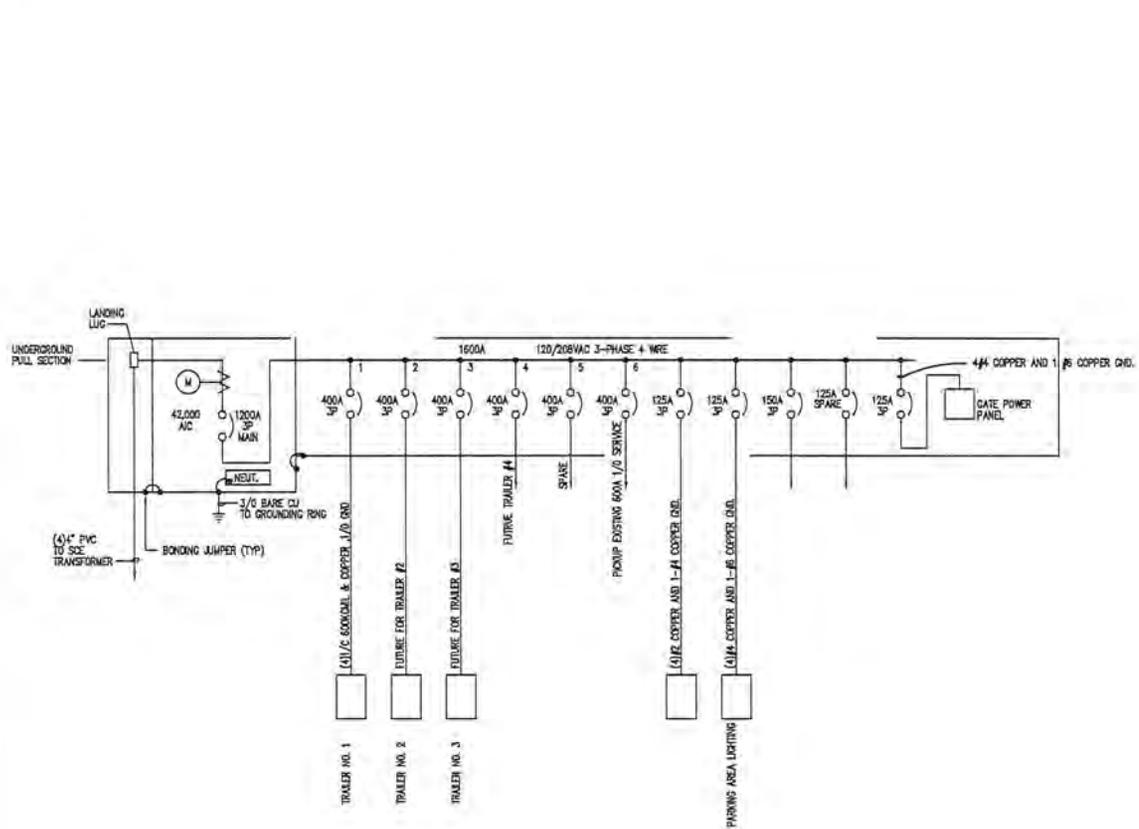


Prepared by:
CNC
 ENGINEERING
 Consulting Civil Engineers • 19997774
 255 N. Holladay Blvd., Ste. 322
 City of Industry, CA 91744
 Phone (626) 253-0204
 Fax (626) 338-7078

CITY OF INDUSTRY			
PROPOSED MODULAR TRAILER OFFICE 750 NORTH HUDSON CITY OF INDUSTRY, CA 91744			
SEWER AND WATER UTILITY PLAN			
DESIGNED BY: JK	CHECKED BY: JG/PL	JOB NO.: CP-FAC-19-048-B	SHT. 9 OF 25
DRAWN BY: JK	DATE: 9/17/19	DWG. NAME: SW-01	
CONTRACT DRAWING 9 OF 25			

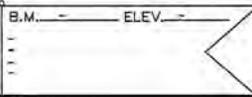
CONTRACT NO. CP-FAC-19-048-B

811 CALL BEFORE YOU DIG. CALL 811 AT LEAST 2 BUSINESS DAYS BEFORE ANY EXCAVATION OR DRILLING. THIS SERVICE IS PROVIDED BY THE CALIFORNIA PUBLIC UTILITIES AND TRANSPORTATION COMMISSION. FOR MORE INFORMATION, VISIT WWW.CALIFORNIA811.COM.

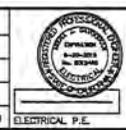


PRELIMINARY CONNECTED LOAD CALCULATIONS

TRAILER 1 - 84'X60'	SQ. FEET - 5,040
LIGHTING LOAD @ 6 WATTS / SQ. FT.	30,240 WATTS
RVAC LOAD @ 2 WATTS / SQ. FT.	10,080 WATTS
RECEPTACLES @ 4 WATTS / SQ. FT.	20,160 WATTS
MISC. LOADS @ 2 WATTS / SQ. FT.	10,080 WATTS
SUBTOTAL -	100,560 WATTS
TRAILER 2 - 84'X48'	SQ. FEET - 4,032
LIGHTING LOAD @ 6 WATTS / SQ. FT.	24,192 WATTS
RVAC LOAD @ 2 WATTS / SQ. FT.	8,064 WATTS
RECEPTACLES @ 4 WATTS / SQ. FT.	16,128 WATTS
MISC. LOADS @ 2 WATTS / SQ. FT.	8,064 WATTS
SUBTOTAL -	56,448 WATTS
TRAILER 3 - 84'X48'	60,648 WATTS
TRAILER 4 - 84'X48'	60,648 WATTS
PARKING LOT AND GATE MOTORS	5,000 WATTS
TOTAL -	187,264 WATTS
ADD 20% TO ENSURE NOT TO EXCEED MAX CAPACITY OF SERVICE PANEL	37,453 WATTS
GRAND TOTAL -	224,717 WATTS
PANEL SIZE CALCULATION AT 208 VOLT 1200 AMP PANEL, 120/208 VOLT	417,264 / 208 = 2,006.077 A
	1,193.58 AMP



NO.	DATE	REVISION	DC. BY	DESIGNED BY
0		FOR ELECTRICAL SERVICE REQUEST		J.A.F.



Prepared by: **ORSA** Consulting Engineers, Inc.
 Fullerton, California
 233 E. Imperial Hwy., #130
 City of Fullerton, CA 92632
 Phone (714) 441-5333
 Fax (714) 441-1346

Prepared by: **CNC ENGINEERING**
 222 N. Holladay Blvd., Ste. 222
 City of Industry, Ca. 91744
 Phone (626) 335-0256
 Fax (626) 338-7078
 Consulting Civil Engineers - Surveyors

CITY OF INDUSTRY

APPROVED BY: _____ DATE: _____

JOHN D. BELLAS, R.E.C.E. 34231, CITY ENGINEER

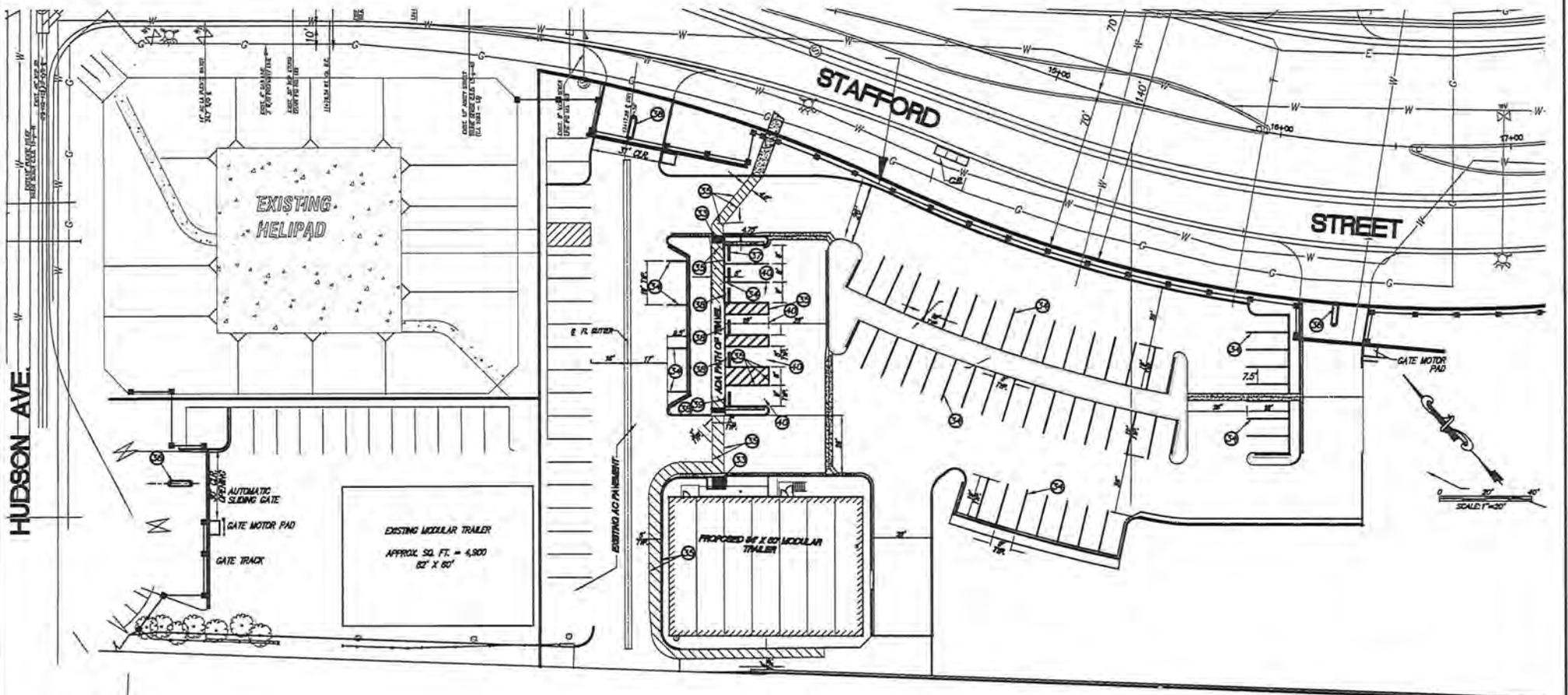
SHERIFF DEPARTMENT TRAILER EXPANSION

PROPOSED MODULAR TRAILER OFFICES ONE LINE

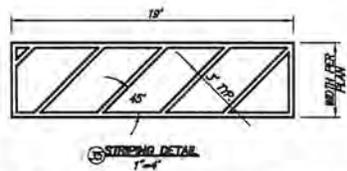
CHECKED BY: S.B./J.L. DATE: _____
 EDUARDO B. PERISRA, R.E.C.E. 46588 DATE: _____

JOB NO. _____
 CONTRACT NO. 10-10-19-00-00

SHT. 2 OF 2



- CONSTRUCTION NOTES:**
- 1. INSTALL 72" LONG BEAMER BLOCK (WOODSIL, OLD CASTLE OR APPROVED EQUAL).
 - 2. INSTALL 180 (D) SIGN PER CALTRANS STD. PLAN AREA ON 2" SQUARE PERFORATED PL.
 - 3. INSTALL 200 (D) AND 107-80 SIGN PER CALTRANS STD. PLAN AREA ON 2" SQUARE PERFORATED POST.
 - 4. PAINT L.S.A. MARKING PER CALTRANS STD. PLAN 424C.
- STEEL CONSTRUCTION NOTES:**
- 5. INSTALL 4" DIA. W.P.C. GROUT COLAR JOINT PER LACIPM STD. PLAN 3023-2.
 - 6. INSTALL 4" DIA. W.P. SEWER PIPE.
 - 7. INSTALL BEDDING FOR SEWER PIPE PER LACIPM STD. PLAN 3021-1.
 - 8. INSTALL TERMINAL G.FAN OUT PER SPPHC STD. PLAN 204-2.



NO.	DATE	REVISIONS	DC BY



CITY OF INDUSTRY

INCORPORATED JUNE 18, 1857
 P.O. Box 3386, City of Industry, California 91744
 Administrative Offices: 15825 E. Stafford Street
 (926) 333-2211

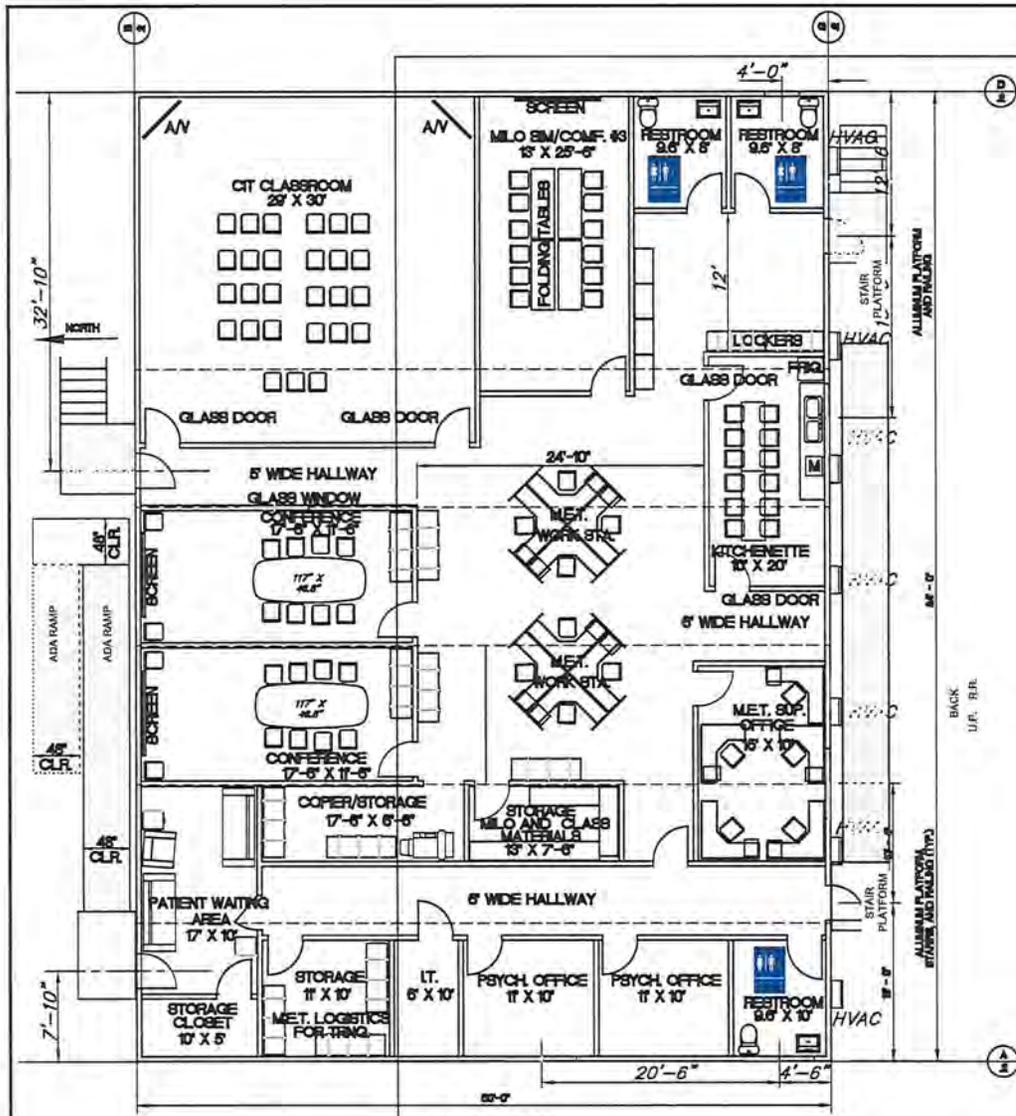


Prepared by:
CNC
 ENGINEERING
 CONSULTING CIVIL ENGINEERS - SURVEYORS
 202 N. Hollywood Blvd., Ste. 222
 City of Industry, CA 91744
 Phone (926) 333-0316
 Fax (926) 333-7070

CITY OF INDUSTRY			
PROPOSED MODULAR TRAILER OFFICES 100 NORTH HUDSON CITY OF INDUSTRY, CA 91744			
SECOND PLAN			
DESIGNED BY: J.K.	CHECKED BY: A.G./P.L.	JOB NO.: CP-16-040-B	SHT. 13 OF 25
DRAFTED BY: J.K.	DATE: 9/17/79	DRWG. NAME: SS-01	
CONTRACT DRAWING 13 OF 25			



CONTRACT NO. CP-16-040-B



FLOOR PLAN
SCALE 1/4" = 1'-0"

NO.	DATE	REVISIONS	DC. BY



CITY OF INDUSTRY

INCORPORATED JUNE 16, 1957
P.O. Box 3366, City of Industry, California 91744
Administrative Offices: 15625 E. Stafford Street
(626) 333-2211

Specifications

COMPONENT	SUB-COMPONENT	DESCRIPTION	QUANTITY
MECHANICAL	RESTROOM	Change Room 2' x 10' - 12' x 10' - 12' x 10' - 12' x 10' - 12' x 10'	2.00
	AV	Acoustic Ceiling Tiles - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
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COMPONENT	SUB-COMPONENT	DESCRIPTION	QUANTITY
MECHANICAL	RESTROOM	Change Room 2' x 10' - 12' x 10' - 12' x 10' - 12' x 10' - 12' x 10'	2.00
	AV	Acoustic Ceiling Tiles - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
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COMPONENT	SUB-COMPONENT	DESCRIPTION	QUANTITY
MECHANICAL	RESTROOM	Change Room 2' x 10' - 12' x 10' - 12' x 10' - 12' x 10' - 12' x 10'	2.00
	AV	Acoustic Ceiling Tiles - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
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MECHANICAL	RESTROOM	Change Room 2' x 10' - 12' x 10' - 12' x 10' - 12' x 10' - 12' x 10'	2.00
	AV	Acoustic Ceiling Tiles - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
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COMPONENT	SUB-COMPONENT	DESCRIPTION	QUANTITY
MECHANICAL	RESTROOM	Change Room 2' x 10' - 12' x 10' - 12' x 10' - 12' x 10' - 12' x 10'	2.00
	AV	Acoustic Ceiling Tiles - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
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	AV	Acoustic Panels - 2' x 4'	7.00

COMPONENT	SUB-COMPONENT	DESCRIPTION	QUANTITY
MECHANICAL	RESTROOM	Change Room 2' x 10' - 12' x 10' - 12' x 10' - 12' x 10' - 12' x 10'	2.00
	AV	Acoustic Ceiling Tiles - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
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	AV	Acoustic Panels - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00
	AV	Acoustic Panels - 2' x 4'	7.00

LOCATIONS OF DOORS, WINDOWS, AND INTERNAL WALLS ARE SHOWN AS APPROXIMATE. ACTUAL LOCATIONS ARE DETERMINED BY THE TRAILER MANUFACTURE BASED ON STRUCTURAL CONSIDERATIONS.

CITY OF INDUSTRY

PROPOSED SHERIFF TRAILER OFFICE
180 NORTH HILSON CITY OF INDUSTRY, CA 91744

SHERIFF TRAILER - 84' x 60'
FLOOR PLAN

DESIGNED BY: J.K. CHECKED BY: J.G./P.L. JOB NO.: CP-FAC-19-040-B SHT. 2 OF 25
DRAFTED BY: J.K. DATE: 01/17/19 DDC. NAME:



CONTRACT NO. CP-FAC-19-040-B

CITY OF INDUSTRY SHERIFF TRAILER LANDSCAPING

STAFFORD ST. LANDSCAPE PLANS CITY OF INDUSTRY, CA

COUNTY OF LOS ANGELES - DEPARTMENT OF HEALTH SERVICES
PUBLIC HEALTH PROGRAMS AND SERVICES - ENVIRONMENTAL HEALTH
CROSS-CONNECTIONS & WATER POLLUTION CONTROL PROGRAM
1800 Commonwealth Blvd., 10th. Floor, Park, CA 91650 (310) 468-4646

A GUIDE TO SAFE RECYCLED WASTEWATER USE, PIPELINE CONSTRUCTION AND INSTALLATION

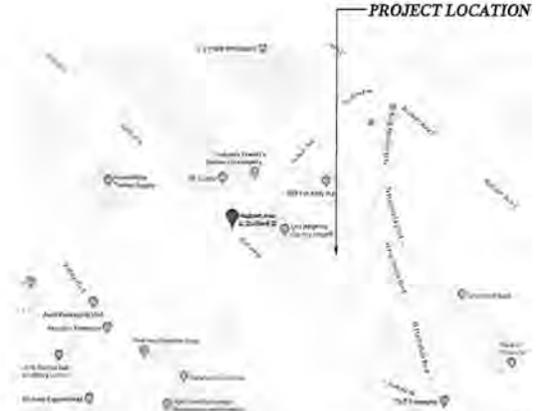
INTRODUCTION: As a result of increasing availability of recycled wastewater and the consequent need or desire for the transmission and use thereof, this Department has found it necessary to develop the following guidelines for recycled wastewater pipeline construction, installation and safe recycled wastewater use for the protection of domestic water supplies and public health.

1. Recycled wastewater shall meet requirements specified in "Wastewater Reclamation Criteria", Title 22, Division 4, Chapter 3, Section 80201 through 80205 of the California Code of Regulations and regulations and guidelines of the regulatory agencies.
2. Recycled wastewater use shall be compatible with State Department of Health Services and Regional Water Quality Control Board requirements.
3. Plans and specifications for recycled wastewater distribution, use and operational practices shall be submitted for review and approval to the County of Los Angeles Department of Health Services prior to implementation.
4. Prior to commencing construction the Contractor shall contact the Los Angeles County Department of Health Services to arrange for inspection of all on-site recycled and potable water work. No excavation or open trench may be backfilled without first securing Health Department approval. If any string, recycled or potable, is installed prior to plan check approval and/or inspection, at any portion of the system may be required to be exposed and corrected as necessary.
5. **SEPARATION** - In order to minimize construction accidents resulting in pipeline breaks, infiltration of wastewater from leaking wastewater lines into domestic water lines, or accidental cross-connections between recycled wastewater and potable water systems, maximum allowable separation of recycled wastewater lines and potable water lines shall be provided.
 - a. **Safe construction:** there shall be at least a ten foot (10') separation, all distances measured from pipe's outside diameter.
 - b. **Cross-Over construction:** As non-potable as possible, one foot (1') separation, with potable above recycled, full pipe length centered over crossing.
 - c. **Alternate Cross-Over construction:** (distance not maintained): Either the potable or recycled water lines may be sleeved with the same class piping for one full pipe length (minimum ten feet) centered over the cross-over.
6. The recycled wastewater system shall be constructed in accordance with potable water system construction standards and in accordance with all other governing codes, rules and regulations.
7. Unleaved or abandoned potable water lines are to be severed at close to water main as practical, capped and a ten-foot section of abandoned line removed and connected under Health Department supervision.
8. **On-site piping:** To the extent feasible, maximum separation of recycled wastewater and potable water lines shall be provided upon system activation or modification.
9. **IDENTIFICATION:** - All recycled wastewater lines (pressure/non-pressure), valve boxes, hydrants and appurtenances shall be identified to clearly distinguish between recycled wastewater, non-potable and potable water systems.
 - a. **RECYCLED WASTEWATER** - All buried recycled wastewater lines (pressure/non-pressure) shall be identified by the use of purple colored pipe with continuous wording "Caution Recycled Water" printed on opposite sides of the pipe. In areas where sleeving is required the use of continuous sleeving on three inch (3") minimum width purple lines with one inch black or white contrasting lettering bearing the continuous wording "Caution Recycled Water" permanently affixed at ten foot intervals is acceptable. Identification tape shall extend to all valve boxes and/or vaults, exposed piping, hydrants and quick couplers.
 - b. **POTABLE WATER** - All potable water lines shall be installed in accordance with the Uniform Plumbing Code and all other governing codes, rules and regulations. Buried potable water lines shall be identified by continuous lettering on three inch (3") minimum width blue tape with one inch white lettering bearing the continuous wording "Potable Water" permanently affixed at ten foot intervals also all horizontal piping, valves and mains. Identification tape shall extend to all valve boxes and/or vaults, exposed piping and hydrants.
 - c. **NON-POTABLE WATER** - All non-potable (pressure/non-pressure) water lines (pressure/non-pressure) shall be identified by continuous lettering on three inch (3") minimum width tape with one inch contrasting lettering.

bearing the continuous wording "Non-Potable Water" permanently affixed at ten foot intervals also all horizontal piping, valves and mains. Identification tape shall extend to all valve boxes and/or vaults, exposed piping, hydrants and quick couplers. Non-potable water is water supplied from the potable water system through an approved backflow preventer.

- i. "Caution Recycled Water - Do Not Drink" in black or white contrasting lettering on a purple background.
 - ii. "Potable Water" in white lettering on a blue background.
 - iii. "Non-Potable Water - Do Not Drink" in contrasting lettering from the background.
- Tape shall be identified with the appropriate wording on both sides. Tape identifying recycled water shall have the appropriate wording on one side and symbol on the opposite side.
7. Aquifers shall be protected against contamination by recycled wastewater via detrimental or inadequately protected wastewater castings by connecting these physical deficiencies. Recycled wastewater shall not be sprayed on well pump intakes and appurtenances.
 8. An **on-site water supervisor** having the responsibility for the protection of the potable water system from cross-connections, shall be appointed as provided for under Title 17, Section 7360, California Code of Regulations. The water supervisor shall be responsible for installation, operation, and maintenance of the recycled wastewater and potable water systems, prevention of potential hazards, implementing these guidelines and coordination with the cross-connection control program of the water purveyor and this Department. Authorizations for piping changes or additions to either the potable or recycled wastewater systems shall be subject to review and approval by the water purveyor. The name and position of this individual shall be reported to the water purveyor and the County of Los Angeles Department of Health Services.
 9. **Accessibility** shall be prepared and updated as necessary by the user showing the location of recycled wastewater and potable water system piping.
 10. In areas of public access to recycled wastewater systems, **hole covers** shall not be permitted in order to prevent the unauthorized use of recycled wastewater. **Grid covers** are permissible in lieu of hole covers and shall only be connected to recycled wastewater lines. In areas not accessible to the public, hole covers may be permitted provided they are properly identified with permanently affixed tags, labels, or plates with the wording "Recycled Water - Do Not Drink" in English and symbol.
 11. Exposure of drinking fountains and picnic tables to direct recycled wastewater spray shall be minimized by a combination of selective location of such equipment and by appropriate irrigation system design.
 - a. Recycled wastewater spraying shall be done in hours of least public exposure.
 - b. Areas where recycled wastewater is released, used or impounded shall be posted (e.g., RECYCLED WATER - DO NOT DRINK), to inform the public that recycled water is being used.
 - c. Irrigation practice shall be controlled to prevent surface runoff of recycled wastewater from areas owned or controlled by the user.
 12. **BACKFLOW PROTECTION**
 - a. There shall be no interconnection between the Potable Water System and the Recycled Water System within the user's premises.
 - b. A dip or pressure test must be utilized to confirm the physical separation of the recycled and potable water systems. Such testing shall be performed in conjunction with the Water Purveyor and this Department and concluded before the introduction of recycled wastewater.
 - c. Contact the local water purveyor regarding required backflow protection at the potable water service connection(s) to recycled water use sites.
 - d. In order to maintain the water quality in a recycled wastewater distribution system a backflow prevention device(s) may be required at the recycled wastewater meter or at specific on-site locations where said use could degrade the quality of the recycled wastewater supply.

(continued on sheet 02/27/03)



VICINITY MAP



SHEET INDEX

COVER SHEET	L-1
IRRIGATION PLAN	L-2
PLANTING PLAN	L-3
HYDROZONE MAP / WATER USE CALCS & IRRIGATION SCHEDULES	L-4
LANDSCAPE DETAILS	L-5
SPECIFICATIONS	L-6-L-8

A Public Service By
Underground Service Alert
Call TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG



CITY OF INDUSTRY

INCORPORATED JUNE 12, 1957

P.O. Box 3366, City of Industry, California 91744
Administrative Offices: 15651 E. Stafford Street
Tel (626) 333-2211

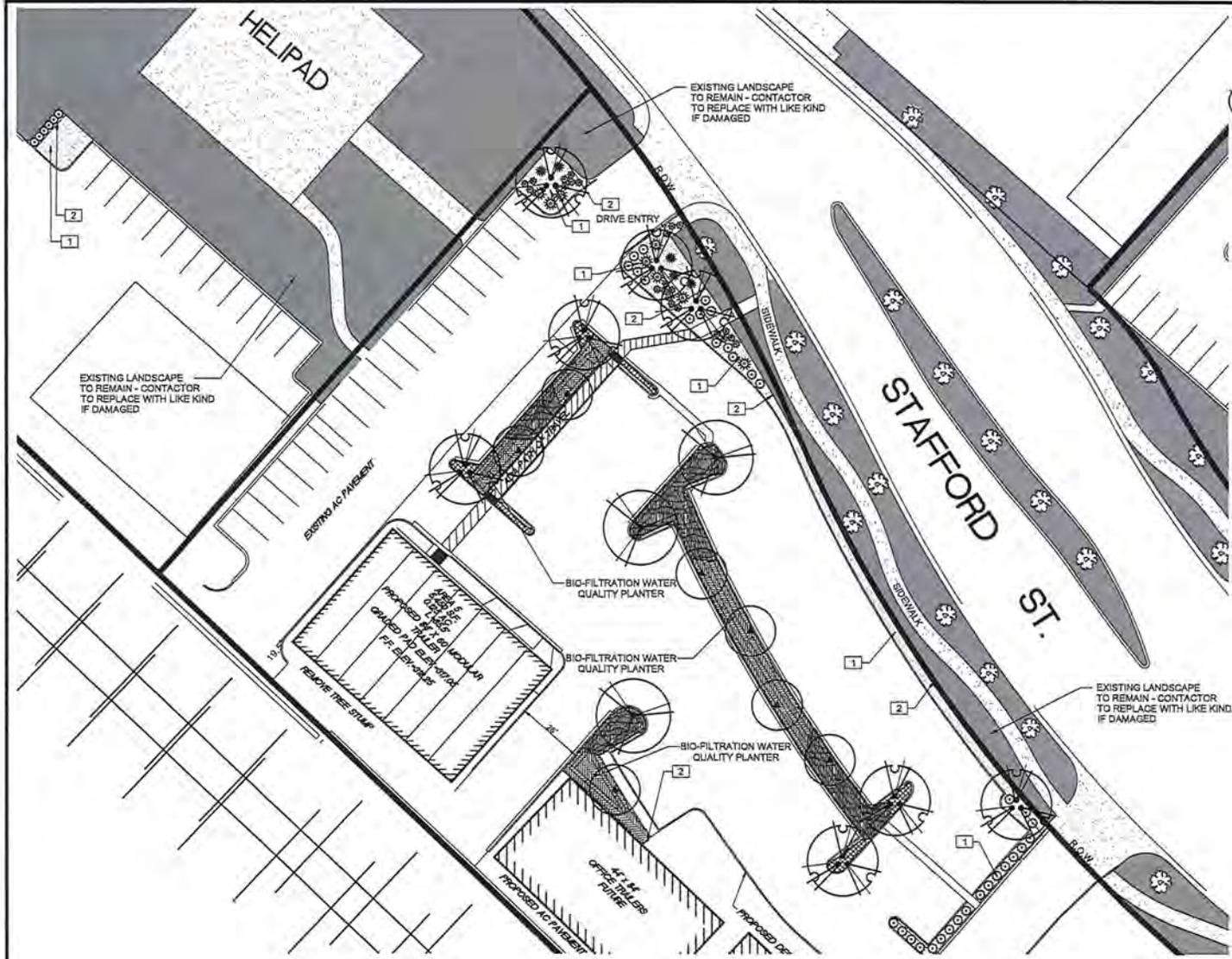


NO.	DATE	REVISIONS	CHK. BY	DESIGN BY	DRAWN BY

Prepared by: **Environs** LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
174 N. Hollywood Blvd. • Chatsworth, CA 91311
Tel: (818) 708-1000 • Fax: (818) 708-1010

BRETT FRENCH, RLA #3416 DATE: _____
DESIGN BY: BNF DRAWN BY: BNF

CITY OF INDUSTRY			
APPROVED BY: _____			
DATE: _____			
SHERIFF TRAILER LANDSCAPING			
COVER SHEET			
CHECKED BY: _____	JOB NO. _____	SHT. L-1 OF 8	
DATE: APR. 3, 2010			



PLANT SCHEDULE

TREE	BOTANICAL / COMMON NAME	CONT.	WALCOL	QTY	
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud - Standard	15 gal	Med	7	
	Pinktoons x 'Desert Museum' / Desert Museum Palo Verde - Standard	15 gal	Low	3	
	Pinktoons x 'Desert Museum' / Desert Museum Palo Verde	24" pot	Low	3	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WALCOL	QTY	
	Agave desertiana 'Variegata' / Variegated Agave	15 gal	LOW	3	
	Abie Utida / Coral Aloe	5 gal	Low	23	
	Bougainvillea x 'Roseata' / Bougainvillea	5 gal	Low	8	
	Lantana x 'New Gold' / New Gold Lantana	5 gal	Low	33	
	Leguminosaean / Texas Privet	5 gal	MED	8	
THIRDS AREAS	BOTANICAL / COMMON NAME	CONT.	FIBRO	SPACING	QTY
	Muhlenbergia capillaris / Pink Muhly	1 gal	Low	36" o.c.	152
	Pennisetum 'Fairy Tails' / Fairy Tails Fountain Grass	1 gal	Low	36" o.c.	153
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	WALCOL	SPACING	QTY
	Lantana montebruno 'New Gold' / Twining Lantana	1 gal	LOW	24" o.c.	232 of

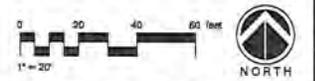
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	3" THICK 3/4" DECORATIVE GRAVEL - COLOR CALIFORNIA GOLD OVER WEED BARRIER. ROOT BARRIER SHALL BE COVERED ON TREE AND EXTEND 2' IN BOTH DIRECTIONS FOR A TOTAL OF 4'
2	CONCRETE NEW CURB TYPICAL

NOTE:

- ALL TREES WITHIN 8' OF HANDSCAPE SHALL BE IN A SHADYTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE COVERED ON TREE AND EXTEND 2' IN BOTH DIRECTIONS FOR A TOTAL OF 4'
- NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE. NOTE AREA CALCULATIONS DO NOT REFLECT SLOPE FACTORS.

SHREDDED MULCH NOTE
ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (851782-028)



A Public Service By
Underground Service Alert
Call TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

CITY OF INDUSTRY
INCORPORATED JUNE 8, 1937

P.O. Box 3368, City of Industry, California 91744
Administrative Offices 15065 E. Stafford Street
Tel (626) 333-2211



NO.	DATE	REVISION	DL BY

Prepared By: **Environs Inc.**
LANDSCAPE ARCHITECTURE
Creating Beautiful & Water Conserving Landscapes
11410 Shogren Avenue • Chino, CA 91710
Tel: (909) 528-4444 • Fax: (909) 528-2860

BRETT FRENCH: RLA #2415 DATE: _____
DESIGN BY: BRF DRAWN BY: BRF

CITY OF INDUSTRY

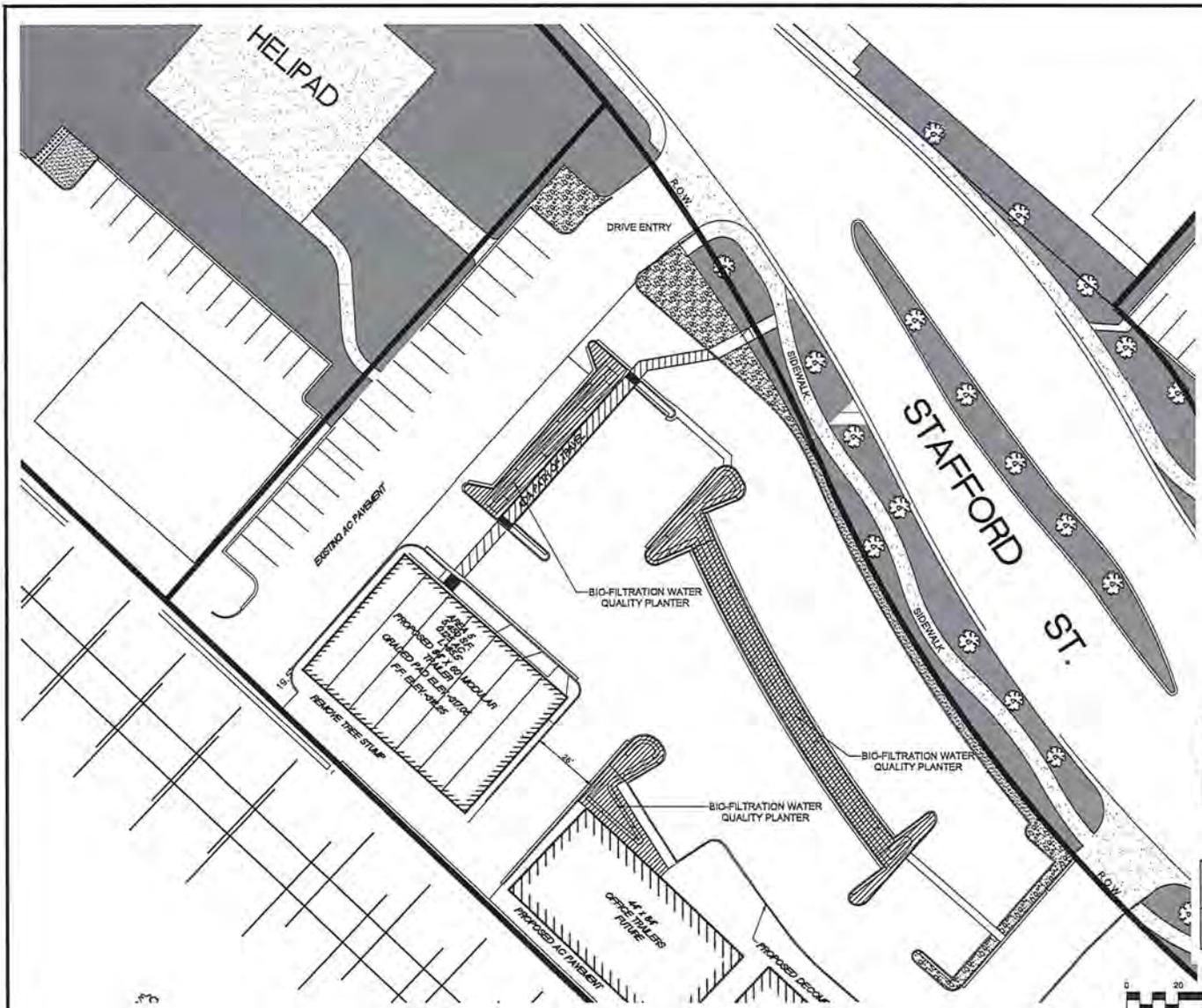
APPROVED BY: _____
JOB NUMBER, P.E. CITY ENGINEER DATE: _____
DATE OF SET THIS ARE ADJUST DATE: _____

SHERIFF TRAILER LANDSCAPING

PLANTING PLAN

CHECKED BY: _____ JOB NO. _____
DATE: JUNE 3, 2015

SHT. L-3 OF 8



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Symbol]	HYDROZONE 1 - DRIP IRRIGATION - SHRUBS, & GROUND COVER - LOW WATER USE	3,427 sf
[Symbol]	HYDROZONE 2 - BUBBLERS - GRAVEL WITH SHRUBS AND GROUND COVER - VERY LOW WATER USE	1,881 sf
[Symbol]	HYDROZONE 3 - GRAVEL	962 sf
[Symbol]	HYDROZONE 4 - OVERHEAD SPRAY IRRIGATION - TIED INTO EXISTING IRRIGATION FOR EXISTING SHRUBS, & GROUND COVER - MEDIUM WATER USE	70 sf

California Water Efficient Landscape Worksheet									
Reference (Project/Location)	47.2	47.3	Project Type	Non-Residential	47.5				
Hydrozone # / Planting	Plant Factor (PF)	Irrigation Efficiency (%)	ETAP	Landscape Area (ETAP x Area)	Estimated Total Water Use (ETWU) (ft ³ /yr)				
Regular Landscape Areas									
Hyd 1 - Drip - Low	0.3	0.81	0.81	3477	1760				
Hyd 2 - Bubblers - Very Low	0.2	0.81	0.21	1881	464				
Hyd 3 - Gravel	0	0.75	0.00	962	0				
Hyd 4 - Overhead/Standard	0.0	0.75	0.00	70	37				
Special Landscape Areas									
[Symbol]									
Totals					5217				
ETWU Total					5217				
Maximum Allowed Water Allowance (MAWA)					8388				

ETAP Calculations

Regular Landscape Areas	
Total ETAP x Area	1771
Total Area	6310
Average ETAP	0.28

Average ETAP for Regular Landscapes

Areas must be 6.55 or below for residential areas, and 5.45 or below for non-residential areas.

All Landscape Areas

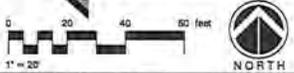
Total ETAP x Area	1771
Total Area	6310
Average ETAP	0.28

IRRIGATION SCHEDULE GUIDELINE - PLANT ESTABLISHMENT PERIOD

HYDROZONE	HYDROZONE DATA	Days per Month												Total
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
SHRUBS OVERLAND LOW	Plant Kc = 0.20	[Data]												175
	Soil Type = Loam	[Data]												175
	Root Depth = 3	[Data]												175
	Precip. Rate = 0.08	[Data]												175
	in. CF = 0.81	[Data]												175
TREE BUBBLERS	Plant Kc = 0.40	[Data]												350
	Soil Type = Loam	[Data]												350
	Root Depth = 6	[Data]												350
	Precip. Rate = 0.08	[Data]												350
	in. CF = 0.81	[Data]												350

IRRIGATION SCHEDULE GUIDELINE - ESTABLISHED PLANTS

HYDROZONE	HYDROZONE DATA	Days per Month												Total
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
SHRUBS OVERLAND LOW	Plant Kc = 0.20	[Data]												175
	Soil Type = Loam	[Data]												175
	Root Depth = 3	[Data]												175
	Precip. Rate = 0.08	[Data]												175
	in. CF = 0.81	[Data]												175
TREE BUBBLERS	Plant Kc = 0.40	[Data]												350
	Soil Type = Loam	[Data]												350
	Root Depth = 6	[Data]												350
	Precip. Rate = 0.08	[Data]												350
	in. CF = 0.81	[Data]												350



A Public Service By
Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

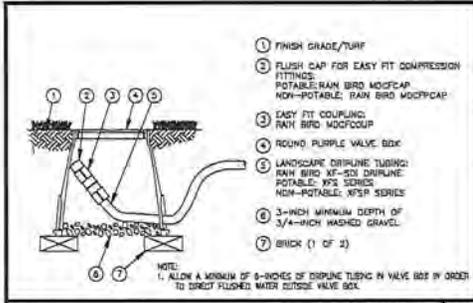
CITY OF INDUSTRY
INCORPORATED JUNE 8, 1957
P.O. Box 3366, City of Industry, California 91744
Administrative Offices: 15651 E. Stafford Street
Tel: (626) 333-2211



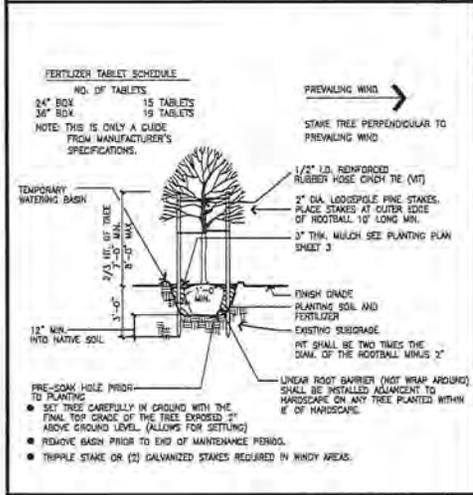
NO.	DATE	REVISIONS	BY

Environs
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
17801 Mustang Avenue • Chino Hills, CA 91709
PH: (909) 434-1111 • Fax: (909) 434-1112

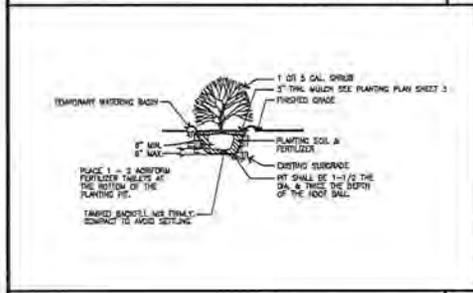
CITY OF INDUSTRY
APPROVED BY: [Signature]
JIM HEDDIN, P.E., CITY ENGINEER
DATE: [Date]
SHERIFF TRAILER LANDSCAPING
HYDROZONE MAP / WATER USE CALCS & SCHEDULES
CHECKED BY: [Signature] DATE: APR 3, 2019
JOB NO. [Number] SHT. L-4 OF 8



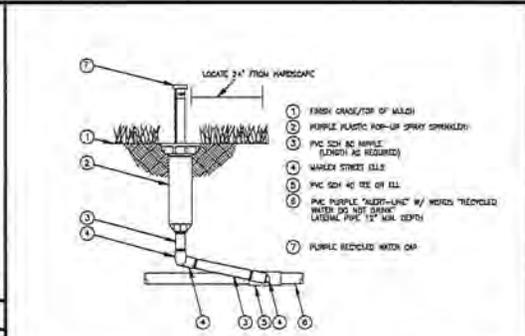
DRIP FLUSH VALVE 10



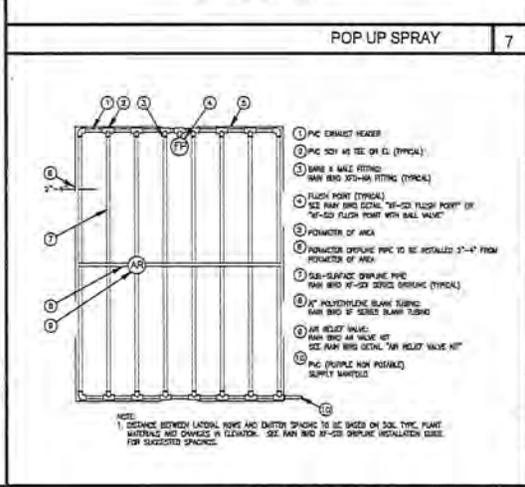
TREE PLANTING DETAIL 11



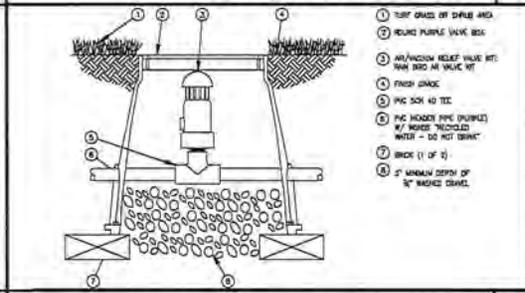
SHRUB PLANTING DETAIL 12



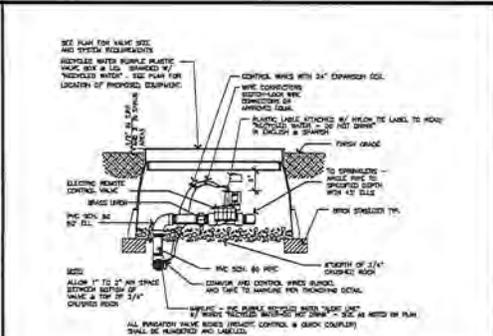
POP UP SPRAY 7



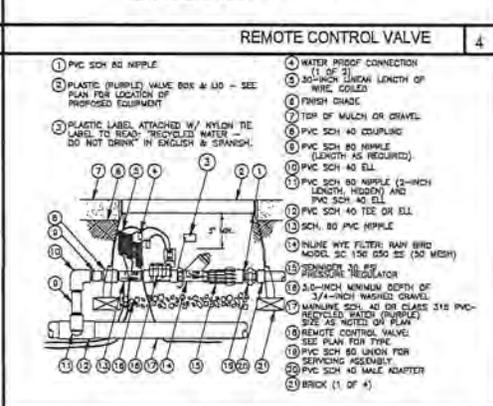
INLINE DRIP LINE TYPICAL LAYOUT 8



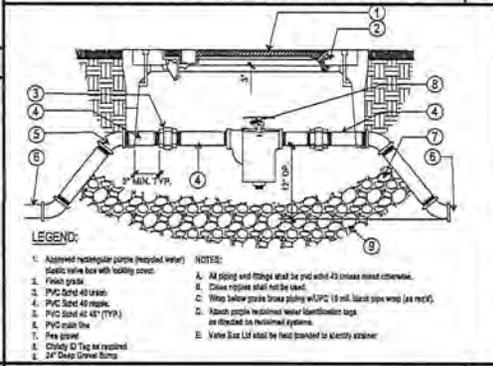
DRIP AIRVACUUM RELIEF 9



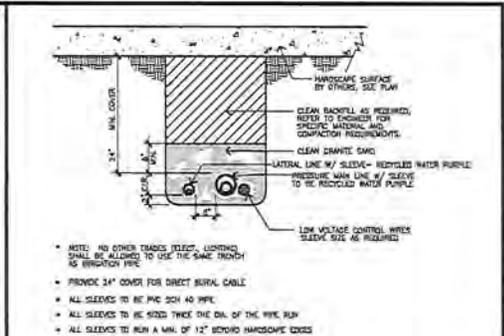
REMOTE CONTROL VALVE 4



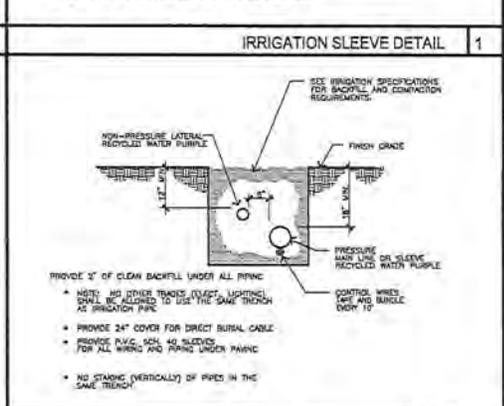
DRIP IRRIGATION REMOTE CONTROL VALVE 5



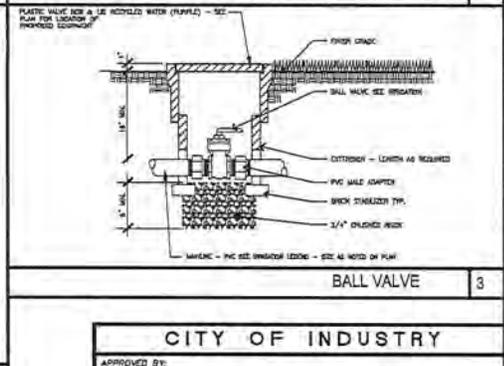
BASKET STRAINER 6



IRRIGATION SLEEVE DETAIL 1



IRRIGATION TRENCHING DETAIL 2



BALL VALVE 3

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 Underground Service Alert
 Call TOLL FREE
 811
 TWO WORKING DAYS BEFORE YOU DIG

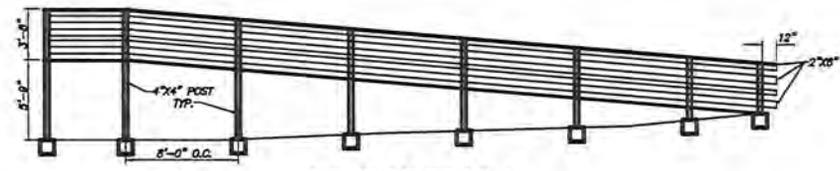
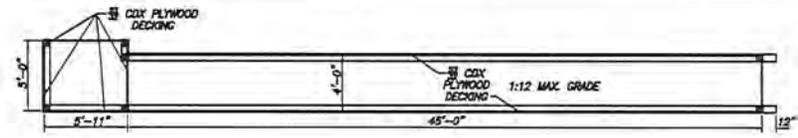
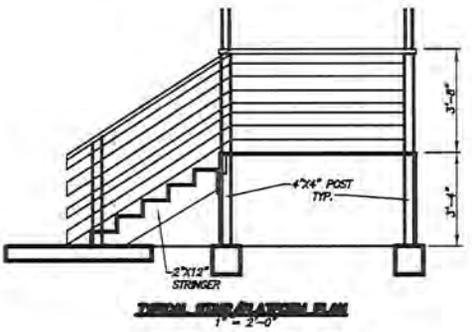
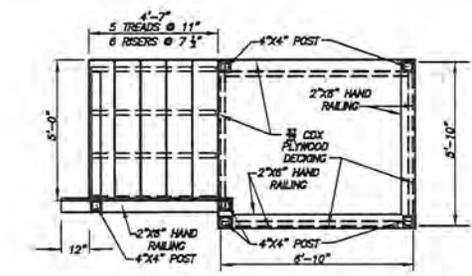
CITY OF INDUSTRY
 INCORPORATED JUNE 15 1977
 P.O. Box 3386, City of Industry, California 91744
 Administrative Offices: 15651 E. Stallard Street
 Tel (626) 333-9211

NO. DATE REVISIONS
 1. 1/15/18
 2. 2/15/18
 3. 3/15/18
 4. 4/15/18
 5. 5/15/18
 6. 6/15/18
 7. 7/15/18
 8. 8/15/18
 9. 9/15/18
 10. 10/15/18
 11. 11/15/18
 12. 12/15/18

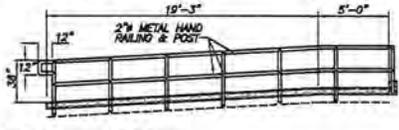
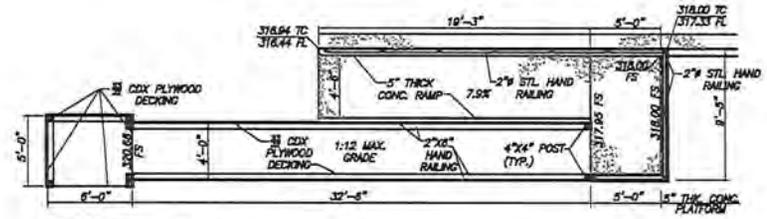
APPROVED BY: **BRETT FRENCH, RLA #3416** DATE: **DATE**
 CHECKED BY: **BNF** DRAWN BY: **BNF**

Environs
 LANDSCAPE ARCHITECTURE
 2744 N. Hollywood Blvd. • Chino, CA 91710
 (909) 421-1141 • (909) 421-1111

CITY OF INDUSTRY
 APPROVED BY: _____ DATE: _____
 JEFF MILLER, P.E. CITY ENGINEER DATE: _____
SHERIFF TRAILER LANDSCAPING
LANDSCAPE DETAILS
 CHECKED BY: _____ JOB NO. _____
 DATE: JUNE 15, 2018 SHT. L-5 OF 8



SOUTH RAMP RAILING PLAN
1" = 4'-0"



NORTH RAMP RAILING ELEVATION
1" = 4'-0"



REV.	DATE	REVISIONS	DR. BY



CITY OF INDUSTRY

INCORPORATED JUNE 16, 1987
P.O. Box 3088, City of Industry, California 91744
Administrative Offices: 15825 E. Stafford Street
(909) 335-0211



Presented by:
ACNC
ENGINEERING
CONSULTING CIVIL ENGINEERS • 9999297
353 N. Hollywood Blvd., Ste. 222
City of Industry, Ca. 91744
Phone (909) 335-0536
Fax (909) 336-7029

CITY OF INDUSTRY			
PROPOSED METAL RAMP TRAILER OFFICE 300 NORTH HAZARD CITY OF INDUSTRY, CA 91744			
ADA BOARD RAMP AND BOARD ELEVATION, PLAN, SECTION, DETAILS			
DESIGNED BY: JK	CHECKED BY: JG/PJL	JOB NO.: CP-FAC-19-019-0	SHT. 24 OF 25
DRAWN BY: LK	DATE: 6/17/19	DRW. NAME:	

CONTRACT NO. CP-FAC-19-019-0